

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 83 Mitchell Parade, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,200,000 Property Type House Suburb Pascoe Vale South

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	31 Archibald St PASCOE VALE 3044	\$850,000	30/10/2023
2	10 Greenbank Cr PASCOE VALE SOUTH 3044	\$730,000	18/10/2023
3			

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 15/11/2023 11:44



Property Type: House

Agent Comments

Comparable Properties



31 Archibald St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$850,000

Method: Private Sale

Date: 30/10/2023

Property Type: House

Land Size: 547 sqm approx



10 Greenbank Cr PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 18/10/2023

Property Type: House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.