

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 86 Royal Parade, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,280,000 Property Type House Suburb Pascoe Vale South

Period - From 01/01/2024 to 31/03/2024 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	38 Higinbotham St COBURG 3058	\$1,256,000	13/04/2024
2	59 Springhall Pde PASCOE VALE SOUTH 3044	\$1,300,000	08/12/2023
3	244 Melville Rd PASCOE VALE SOUTH 3044	\$1,304,500	16/03/2024

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: 08/05/2024 12:39



Property Type: House

Land Size: 398 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

March quarter 2024: \$1,280,000

Comparable Properties



38 Higinbotham St COBURG 3058 (REI)

Agent Comments



Price: \$1,256,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House (Res)



59 Springhall Pde PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments



Price: \$1,300,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res)

Land Size: 531 sqm approx



244 Melville Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$1,304,500

Method: Auction Sale

Date: 16/03/2024

Property Type: House (Res)