

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 9/17-19 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,040,500 Property Type House Suburb Pascoe Vale

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	2/16 Danin St PASCOE VALE 3044	\$750,000	28/04/2024
2	1B Newton St HADFIELD 3046	\$750,000	08/01/2024
3	2/20 Bristol Rd PASCOE VALE 3044	\$745,000	03/05/2024

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.~~

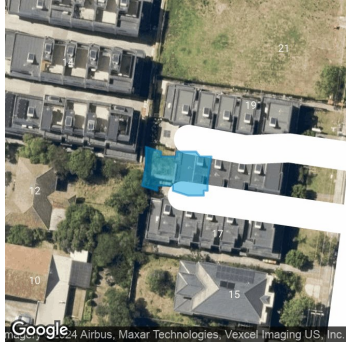
This Statement of Information was prepared on: 10/05/2024 16:26

Indicative Selling Price

\$700,000 - \$750,000

Median House Price

March quarter 2024: \$1,040,500



3 2 2

Property Type: Strata Unit/Flat

Land Size: 128 sqm approx

Agent Comments

Comparable Properties



2/16 Danin St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$750,000

Method: Auction Sale

Date: 28/04/2024

Property Type: Townhouse (Res)



1B Newton St HADFIELD 3046 (REI)

Agent Comments

3 2 2

Price: \$750,000

Method: Private Sale

Date: 08/01/2024

Property Type: Townhouse (Single)



2/20 Bristol Rd PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$745,000

Method: Private Sale

Date: 03/05/2024

Property Type: Townhouse (Single)

Account - Jellis Craig Pascoe Vale | P: 03 9989 9575