

7 Bristol Road, Pascoe Vale Vic 3044



3 Bed 1 Bath 2 Car
Property Type: House
Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 Year ending December 2023:
 \$1,121,250

Comparable Properties



44 Snell Grove, Pascoe Vale 3044 (REI)

3 Bed 2 Bath 1 Car
Price: \$1,240,000
Method: Auction Sale
Date: 16/12/2023
Property Type: House (Res)
Land size: 991 sqm approx
Agent Comments: Brick home in original condition.



10 Quick Street, Pascoe Vale 3044 (REI/VG)

2 Bed 2 Bath 5 Car
Price: \$1,235,000
Method: Private Sale
Date: 16/12/2023
Property Type: House
Land size: 964 sqm approx
Agent Comments: Weatherboard home, dated however good condition with renovated bathroom.



69 Park Street, Pascoe Vale 3044 (REI)

4 Bed 1 Bath 2 Car
Price: \$1,190,000
Method: Sold Before Auction
Date: 23/02/2024
Property Type: House (Res)
Land Size: 834 sqm approx
Agent Comments: Unrenovated home in original condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

7 Bristol Road, Pascoe Vale 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 \$1,121,250 House x Suburb Pascoe Vale

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales

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
44 Snell Grove, PASCOE VALE 3044	\$1,240,000	16/12/2023
10 Quick Street, PASCOE VALE 3044	\$1,235,000	16/12/2023
69 Park Street, PASCOE VALE 3044	\$1,190,000	23/02/2024

This Statement of Information was prepared on:

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