

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

24 Power Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,490,000

&

\$1,590,000

Median sale price

Median price \$1,170,000

Property Type House

Suburb Pascoe Vale South

Period - From 01/04/2024

to

30/06/2024

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	137 Gordon St COBURG 3058	\$1,660,800	03/08/2024
2	16 Davern St PASCOE VALE SOUTH 3044	\$1,520,000	06/04/2024
3	2 Power St PASCOE VALE SOUTH 3044	\$1,493,000	23/03/2024

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:

03/09/2024 11:41



4 3 2

Property Type: House (Res)

Land Size: 490 sqm approx

Agent Comments

Indicative Selling Price

\$1,490,000 - \$1,590,000

Median House Price

June quarter 2024: \$1,170,000

Comparable Properties



137 Gordon St COBURG 3058 (REI)

Agent Comments

4 2 1

Price: \$1,660,800

Method: Auction Sale

Date: 03/08/2024

Property Type: House (Res)

Land Size: 403 sqm approx



16 Davern St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

4 2 2

Price: \$1,520,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 490 sqm approx



2 Power St PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

4 2 2

Price: \$1,493,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 490 sqm approx