

38 Austin Crescent, Pascoe Vale Vic 3044



3 Bed 2 Bath 2 Car
Property Type: House
Land Size: 990 sqm approx
Indicative Selling Price
 \$965,000
Median House Price
 Year ending March 2024:
 \$1,100,000

Comparable Properties



86 Austin Crescent, Pascoe Vale 3044 (REI)
2 Bed 1 Bath 2 Car
Price: \$1,000,000
Method: Private Sale
Date: 04/06/2024
Property Type: House
Land Size: 641 sqm approx
Agent Comments: Located in the same street, inferior land size, flat site is more desirable.

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

38 Austin Crescent, Pascoe Vale Vic 3044

Indicative selling price

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

Single price

\$965,000

Median sale price

Median price

\$1,100,000

House

x

Suburb

Pascoe Vale

Period - From

01/04/2023

to

31/03/2024

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
86 Austin Crescent, PASCOE VALE 3044	\$1,000,000	04/06/2024

This Statement of Information was prepared on:

07/06/2024 16:07