2/651 Moreland Road, Pascoe Vale South Vic 3044



2 Bed 2 Bath 1 Car Property Type: Strata Unit/Flat Indicative Selling Price \$500,000 Median House Price 26/04/2021 – 25/04/2022: \$757,500

Comparable Properties



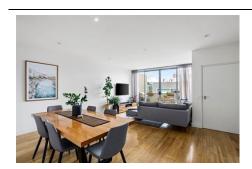
216/1050 Mt Alexander Road, Essendon 3040 (REI)

2 Bed 2 Bath 1 Car Price: \$560,000 Method: Private Sale Date: 16/03/2022

Property Type: Apartment

Agent Comments: No courtyard Part of large complex

Comparable property



8/213 Buckley Street, Essendon 3040 (REI)

2 Bed 2 Bath 1 Car Price: \$558,000 Method: Private Sale Date: 28/01/2022

Rooms: 3

Property Type: Apartment

Agent Comments: No courtyard, Closer to CBD Part of

large complex Comparable property



G06C/23 Cumberland Road, Pascoe Vale South 3044 (REI/VG)

2 Bed 2 Bath 1 Car Price: \$500,000

Method: Sold Before Auction

Date: 03/12/2021

Property Type: Apartment

Agent Comments: Small courtyard Part of large complex

with cladding issues Inferior property

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

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Address	
Including suburb or	2/651 Moreland Road, Pascoe Vale South Vic 3044
locality and postcode	

Indicative selling price

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

Single Price \$500,000

Median sale price

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Median price	\$757,500		Unit x	Suburb	Pasco	e Vale South	
Period - From	26/04/2021	to	25/04/2022	S	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
216/1050 Mt Alexander Road, ESSENDON 3040	\$560,000	16/03/2022
8/213 Buckley Street, ESSENDON 3040	\$558,000	28/01/2022
G06C/23 Cumberland Road, PASCOE VALE SOUTH 3044	\$500,000	03/12/2021

This Statement of Information was prepared on:	08/06/2022
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