

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*

Property offered for sale

Address
Including suburb or
locality and postcode

2/651 Moreland Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Single Price

\$500,000

Median sale price

Median price

\$757,500

Unit

x

Suburb

Pascoe Vale South

Period - From

26/04/2021

to

25/04/2022

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