Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8a Wicklow Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot/	ing		
Range betwee	\$1,080,000		&		\$1,180,0	00		
Median sale price								
Median price	\$1,000,000	Pro	operty Type	Hous	se		Suburb	Pascoe Vale
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/104 Essex St PASCOE VALE 3044	\$1,100,000	07/10/2024
2	20 Valerie St PASCOE VALE 3044	\$1,150,000	23/09/2024
3	8 Wicklow St PASCOE VALE 3044	\$1,201,000	17/09/2024

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.

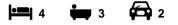
This Statement of Information was prepared on:

19/11/2024 16:40



8a Wicklow Street, Pascoe Vale Vic 3044

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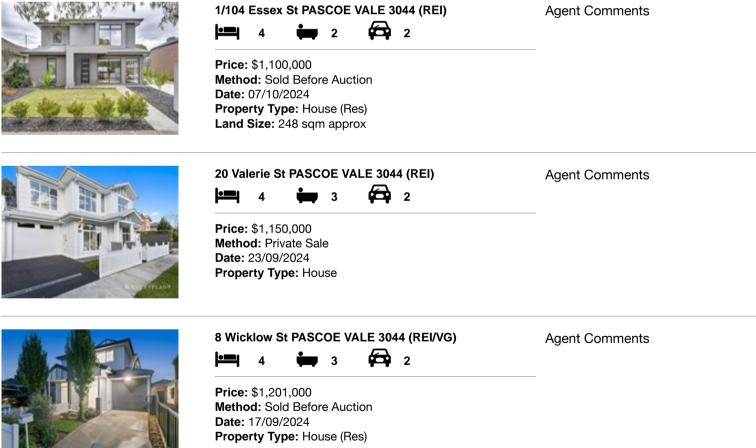


Property Type: House Agent Comments

Dylan Francis 0421 023 832 dylan@whitefoxrealestate.com.au

Indicative Selling Price \$1,080,000 - \$1,180,000 Median House Price September quarter 2024: \$1,000,000

Comparable Properties



Account - Whitefox Real Estate | P: 96459699



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