

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

12 Heather Avenue, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$890,000

&

\$979,000

Median sale price

Median price

\$1,110,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/10/2021

to

31/12/2021

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	20 Bawden Ct PASCOE VALE 3044	\$980,000	04/12/2021
2	57 Mathieson St COBURG NORTH 3058	\$973,000	18/12/2021
3	133 Kent Rd PASCOE VALE 3044	\$970,000	04/12/2021

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:

28/02/2022 15:26

12 Heather Avenue, Pascoe Vale Vic 3044



The Realest
Estate.

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Indicative Selling Price

\$890,000 - \$979,000

Median House Price

December quarter 2021: \$1,110,000



3 1 3

Property Type: House

Land Size: 551 sqm approx

Agent Comments

Comparable Properties



20 Bawden Ct PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 2

Price: \$980,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 580 sqm approx



57 Mathieson St COBURG NORTH 3058 (REI)

Agent Comments

4 2 2

Price: \$973,000

Method: Private Sale

Date: 18/12/2021

Property Type: House

Land Size: 530 sqm approx

133 Kent Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 2

Price: \$970,000

Method: Auction Sale

Date: 04/12/2021

Property Type: House (Res)

Land Size: 478 sqm approx

Account - The Realest Estate | P: (03) 7018 8588



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