Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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
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Median sale price

Median price	\$1,110,000	Pro	perty 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

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



Date of sale



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Indicative Selling Price \$890,000 - \$979,000 Median House Price December quarter 2021: \$1,110,000

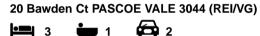




Property Type: House **Land Size:** 551 sqm approx

Agent Comments

Comparable Properties



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)

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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)

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Price: \$970,000 Method: Auction Sale Date: 04/12/2021

Property Type: House (Res) Land Size: 478 sqm approx

Agent Comments

Agent Comments

Agent Comments

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