# 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	25a Martin Street, Pascoe Vale Vic 3044
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,490,000	&	\$1,600,000
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### Median sale price

Median price	\$1,090,000	Pro	perty Type	House		Suburb	Pascoe Vale
Period - From	01/10/2024	to	31/12/2024		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

Add	dress of comparable property	Price	Date of sale
1	23a Greenwood St PASCOE VALE SOUTH 3044	\$1,575,000	30/11/2024
2	25b Martin St PASCOE VALE 3044	\$1,625,000	19/11/2024
3	23b Greenwood St PASCOE VALE SOUTH 3044	\$1,590,000	19/10/2024

#### OR

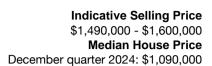
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/01/2025 11:35



#### WHITEFOX

Dylan Francis 0421 023 832



dylan@whitefoxrealestate.com.au





Property Type: House **Agent Comments** 

# Comparable Properties



23a Greenwood St PASCOE VALE SOUTH 3044 (REI)

Price: \$1,575,000 Method: Auction Sale Date: 30/11/2024

Property Type: House (Res)

**Agent Comments** 



25b Martin St PASCOE VALE 3044 (REI)





Price: \$1,625,000

Method: Sold Before Auction

Date: 19/11/2024

Property Type: House (Res)

**Agent Comments** 



23b Greenwood St PASCOE VALE SOUTH 3044 (REI/VG) Agent Comments







Price: \$1,590,000 Method: Auction Sale Date: 19/10/2024

Property Type: Townhouse (Res) Land Size: 295 sqm approx

Account - Whitefox Real Estate | P: 96459699





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