

54 Prospect Street, Pascoe Vale Vic 3044



4 Bed 2 Bath 5 Car
Property Type: House
Indicative Selling Price
 \$1,695,000
Median House Price
 Year ending March 2024:
 \$1,100,000

Comparable Properties



65 Hillside Parade, Strathmore 3041 (REI)

4 Bed 3 Bath 4 Car
Price: \$1,740,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: House (Res)
Land Size: 717 sqm approx
Agent Comments: Renovated double storey home with large garage.



11 Barak Court, Oak Park 3046 (REI/VG)

4 Bed 3 Bath 2 Car
Price: \$1,690,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (res)
Land Size: 648 sqm approx
Agent Comments: Double storey brick home with pool.



129 Cumberland Road, Pascoe Vale 3044 (REI)

4 Bed 2 Bath 4 Car
Price: \$1,501,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 670 sqm approx
Agent Comments: Unrenovated double storey brick home, inferior location and condition.

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

54 Prospect Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price

\$1,695,000

Median sale price

Median price

\$1,100,000

House

x

Suburb

Pascoe Vale

Period - From

01/04/2023

to

31/03/2024

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
65 Hillside Parade, STRATHMORE 3041	\$1,740,000	28/02/2024
11 Barak Court, OAK PARK 3046	\$1,690,000	25/11/2023
129 Cumberland Road, PASCOE VALE 3044	\$1,501,000	02/03/2024

This Statement of Information was prepared on:

12/04/2024 17:49