

# 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 3/1 Eastgate Street, Pascoe Vale South Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$950,000

### Median sale price

Median price \$1,181,500 Property Type House Suburb Pascoe Vale South

Period - From 01/04/2020 to 31/03/2021 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	1/1 Ray St PASCOE VALE 3044	\$1,000,000	28/04/2021
2	1b Preston St COBURG 3058	\$993,000	15/03/2021
3	2/1 Ray St PASCOE VALE 3044	\$950,000	05/01/2021

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: 01/05/2021 09:06



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$870,000 - \$950,000  
**Median House Price**  
Year ending March 2021: \$1,181,500

## Comparable Properties



**1/1 Ray St PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$1,000,000  
**Method:** Private Sale  
**Date:** 28/04/2021  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 245 sqm approx



**1b Preston St COBURG 3058 (REI)**

Agent Comments



**Price:** \$993,000  
**Method:** Sold Before Auction  
**Date:** 15/03/2021  
**Property Type:** Townhouse (Res)



**2/1 Ray St PASCOE VALE 3044 (REI/VG)**

Agent Comments



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 05/01/2021  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 200 sqm approx