

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 57 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price \$1,070,000 Property Type House Suburb Pascoe Vale

Period - From 03/02/2024 to 02/02/2025 Source Property Data

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	31a Lind St STRATHMORE 3041	\$1,345,000	07/12/2024
2	34 Sylvan Gr PASCOE VALE 3044	\$1,340,000	01/11/2024
3	7a Merbein St PASCOE VALE 3044	\$1,295,000	28/08/2024

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: 03/02/2025 11:26



Property Type:
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000
Median House Price
03/02/2024 - 02/02/2025: \$1,070,000

Comparable Properties



31a Lind St STRATHMORE 3041 (REI/VG)

Agent Comments



Price: \$1,345,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Townhouse (Res)
Land Size: 339 sqm approx



34 Sylvan Gr PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$1,340,000
Method: Auction Sale
Date: 01/11/2024
Property Type: House
Land Size: 546 sqm approx



7a Merbein St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$1,295,000
Method: Private Sale
Date: 28/08/2024
Property Type: Townhouse (Res)
Land Size: 294 sqm approx

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