

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

83 COONANS ROAD PASCOE VALE SOUTH VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,170,000

Property type

House

Suburb

Pascoe Vale South

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/444 BELL STREET PASCOE VALE SOUTH VIC 3044	\$820,000	30-Oct-24
11 CURTIN AVENUE BRUNSWICK WEST VIC 3055	\$800,000	16-Nov-24
26 YARRABIN STREET BRUNSWICK WEST VIC 3055	\$825,000	08-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 November 2024



1/444 BELL STREET PASCOE VALE SOUTH VIC 3044

Sold Price

^{RS}

\$820,000

Sold Date

30-Oct-24

2

1

1

Distance

1.06km



11 CURTIN AVENUE BRUNSWICK WEST VIC 3055

Sold Price

^{RS}

\$800,000

Sold Date

16-Nov-24

2

1

1

Distance

1.15km



26 YARRABIN STREET BRUNSWICK WEST VIC 3055

Sold Price

\$825,000

Sold Date

08-Jun-24

2

1

2

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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