

12 Kathleen Street, Pascoe Vale South Vic 3044



2 Bed 1 Bath 2 Car

Property Type: House (Previously Occupied – Detached)

Land Size: 501 sqm approx

Indicative Selling Price

\$975,000

Median House Price

June quarter 2023: \$1,150,000

Comparable Properties



51 Shamrock Street, Brunswick West 3055 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,090,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (res)

Land Size: 420 sqm approx

Agent Comments: Brick home in original condition with a similar size block. Comparable property.



7 Kathleen Street, Pascoe Vale South 3044 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,020,000

Method: Auction Sale

Date: 01/04/2023

Property Type: House (Res)

Land Size: 427 sqm approx

Agent Comments: Brick home located in the same street, open plan rear, side drive to garage.



272 OHea Street, Pascoe Vale South 3044 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$1,020,000

Method: Auction Sale

Date: 18/02/2023

Property Type: House (Res)

Land Size: 469 sqm approx

Agent Comments: Brick home located on a busier street. Three bedroom plus study accommodation.

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

12 Kathleen Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price

\$975,000

Median sale price

Median price

\$1,150,000

House

x

Suburb

Pascoe Vale South

Period - From

01/04/2023

to

30/06/2023

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
51 Shamrock Street, BRUNSWICK WEST 3055	\$1,090,000	22/07/2023
7 Kathleen Street, PASCOE VALE SOUTH 3044	\$1,020,000	01/04/2023
272 Ohea Street, PASCOE VALE SOUTH 3044	\$1,020,000	18/02/2023

This Statement of Information was prepared on:

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