

4/651 Moreland Road, Pascoe Vale South Vic 3044



2 Bed 1 Bath 1 Car

Property Type: Apartment

Indicative Selling Price

\$475,000

Median House Price

Year ending December 2021:

\$758,250

Comparable Properties



201/324 Pascoe Vale Road, Essendon 3040 (VG)

2 Bed 1 Bath 1 Car

Price: \$480,000

Method: Sale

Date: 27/02/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments: 2 bedroom apartment with undercover balcony located within a modern building. Larger development.



1/1 Duggan Street, Brunswick West 3055 (VG)

2 Bed 1 Bath 1 Car

Price: \$475,000

Method: Sale

Date: 10/01/2022

Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Agent Comments: Ground floor two bedroom apartment with courtyard, slightly older building. Comparable accommodation.



306/20 Napier Street, Essendon 3040 (REI)

2 Bed 1 Bath 1 Car

Price: \$460,000

Method: Private Sale

Date: 18/03/2022

Property Type: Apartment

Agent Comments: Two bedroom apartment located in a modern building, large L-shape balcony.

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

4/651 Moreland Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price

\$475,000

Median sale price

Median price

\$758,250

Unit

x

Suburb

Pascoe Vale South

Period - From

01/01/2021

to

31/12/2021

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
201/324 Pascoe Vale Road, ESSENDON 3040	\$480,000	27/02/2022
1/1 Duggan Street, BRUNSWICK WEST 3055	\$475,000	10/01/2022
306/20 Napier Street, ESSENDON 3040	\$460,000	18/03/2022

This Statement of Information was prepared on:

31/03/2022 21:30