

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

1/123 Derby Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,050,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/10/2023

to

30/09/2024

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	5/15 Olive Gr PASCOE VALE 3044	\$1,130,000	19/10/2024
2	1/104 Essex St PASCOE VALE 3044	\$1,100,000	07/10/2024
3	1a Kitchener Rd PASCOE VALE 3044	\$1,035,000	05/08/2024

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:

04/11/2024 17:10



4 2 1

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 259 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending September 2024: \$1,050,000

Comparable Properties



5/15 Olive Gr PASCOE VALE 3044 (REI)

Agent Comments

4 2 2

Price: \$1,130,000

Method: Auction Sale

Date: 19/10/2024

Property Type: Townhouse (Res)

Land Size: 291 sqm approx



1/104 Essex St PASCOE VALE 3044 (REI)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 07/10/2024

Property Type: House (Res)

Land Size: 248 sqm approx



1a Kitchener Rd PASCOE VALE 3044 (REI)

Agent Comments

3 2 1

Price: \$1,035,000

Method: Sold Before Auction

Date: 05/08/2024

Property Type: Townhouse (Res)

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938