

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 8 Wicklow Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,065,000 Property Type House Suburb Pascoe Vale

Period - From 01/04/2024 to 30/06/2024 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	5a Joffre Rd PASCOE VALE 3044	\$1,285,000	09/07/2024
2	64 West St HADFIELD 3046	\$1,145,000	04/07/2024
3	6a Halsbury St HADFIELD 3046	\$1,205,000	25/04/2024

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: 03/09/2024 11:45

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4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2024: \$1,065,000

Comparable Properties



5a Joffre Rd PASCOE VALE 3044 (REI)

Agent Comments

4 2 1

Price: \$1,285,000
Method: Private Sale
Date: 09/07/2024
Property Type: House (Res)



64 West St HADFIELD 3046 (REI)

Agent Comments

4 2 2

Price: \$1,145,000
Method: Private Sale
Date: 04/07/2024
Property Type: House (Res)
Land Size: 300 sqm approx



6a Halsbury St HADFIELD 3046 (REI/VG)

Agent Comments

4 3 2

Price: \$1,205,000
Method: Private Sale
Date: 25/04/2024
Property Type: Townhouse (Res)
Land Size: 307 sqm approx

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