

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

1A Kitchener Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$920,000 & \$990,000

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	8/52 Kent Rd PASCOE VALE 3044	\$1,015,000	23/05/2024
2	3/54 Austin Cr PASCOE VALE 3044	\$990,000	01/07/2024
3	5/52 Kent Rd PASCOE VALE 3044	\$990,000	28/03/2024

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:

24/07/2024 10:10

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price

\$920,000 - \$990,000

Median House Price

June quarter 2024: \$1,065,000

Comparable Properties



8/52 Kent Rd PASCOE VALE 3044 (REI)

3 2 2

Price: \$1,015,000

Method: Private Sale

Date: 23/05/2024

Property Type: Townhouse (Single)

Agent Comments

Great comparable as both properties are townhouse style houses with three bedrooms, two bathrooms and high end finishes.



3/54 Austin Cr PASCOE VALE 3044 (REI)

3 3 2

Price: \$990,000

Method: Private Sale

Date: 01/07/2024

Property Type: House

Agent Comments

Great comparable as both properties are three bed townhouse style homes with high end finishes located in the Pascoe Vale area.



5/52 Kent Rd PASCOE VALE 3044 (REI)

3 3 1

Price: \$990,000

Method: Private Sale

Date: 28/03/2024

Property Type: Townhouse (Single)

Agent Comments

Great comparable as both properties are townhouse style homes with high end finishes located in Pascoe Vale.

Account - Whitefox Real Estate | P: 96459699