

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

4A Tangyes Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

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	13a Caringa St PASCOE VALE 3044	\$1,425,000	26/03/2024
2	4a Evelyn St PASCOE VALE 3044	\$1,410,000	17/06/2024
3			

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:

16/07/2024 12:35

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4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
June quarter 2024: \$1,065,000

Comparable Properties



13a Caringa St PASCOE VALE 3044 (REI/VG)

4 3 2

Price: \$1,425,000
Method: Private Sale
Date: 26/03/2024
Property Type: Townhouse (Res)
Land Size: 291 sqm approx

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



4a Evelyn St PASCOE VALE 3044 (REI)

4 3 2

Price: \$1,410,000
Method: Private Sale
Date: 17/06/2024
Property Type: Townhouse (Res)

Agent Comments
Great comparable as both properties are side by side townhouse style homes, with high end finishes located in Pascoe Vale.

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. There are only two comparable properties that have recently sold within a two kilometre radius. 4A Tangyes Street, Pascoe Vale is a brand new side by side residence wit high end finishes. 13A Caringa Street & 4A Evelyn are the only comparable properties.