

## 79 Derby Street, Pascoe Vale Vic 3044



**3 Bed 1 Bath 3 Car**

**Property Type:** House

**Land Size:** 671 sqm approx

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

24/11/2021 – 23/11/2022:

\$1,100,000

## Comparable Properties



### 35 Dale Avenue, Pascoe Vale 3044 (REI)

**3 Bed 1 Bath 2 Car**

**Price:** \$1,150,000

**Method:** Sold Before Auction

**Date:** 27/07/2022

**Property Type:** House (Res)

**Land Size:** 643 sqm approx

**Agent Comments:** Comparable property, brick facade, timber flooring throughout with a similar land size.



### 14 Stanley Street, Pascoe Vale 3044 (REI/VG)

**3 Bed 1 Bath 2 Car**

**Price:** \$1,130,000

**Method:** Auction Sale

**Date:** 13/08/2022

**Property Type:** House

**Land Size:** 457 sqm approx

**Agent Comments:** Renovated double fronted brick facade, with Tasmanian Oak floors throughout, superior location, away from a main road.



### 4 Martin Street, Pascoe Vale 3044 (REI)

**3 Bed 1 Bath 2 Car**

**Price:** \$1,090,000

**Method:** Sold Before Auction

**Date:** 06/10/2022

**Property Type:** House (Res)

**Land Size:** 617 sqm approx

**Agent Comments:** Comparable property, brick facade with original floorboards throughout. Similar land size.

## 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

79 Derby Street, Pascoe Vale Vic 3044

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

#### Median sale price

Median price \$1,100,000 House x Suburb Pascoe Vale

Period - From 24/11/2021 to 23/11/2022 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
35 Dale Avenue, PASCOE VALE 3044	\$1,150,000	27/07/2022
14 Stanley Street, PASCOE VALE 3044	\$1,130,000	13/08/2022
4 Martin Street, PASCOE VALE 3044	\$1,090,000	06/10/2022

This Statement of Information was prepared on:

24/11/2022 11:19