

2/2 Cedar Court, Pascoe Vale Vic 3044



2 Bed 1 Bath 1 Car

Property Type:

Flat/Unit/Apartment (Res)

Indicative Selling Price

\$500,000 - \$540,000

Median House Price

23/01/2023- 22/01/2024: \$630,000

Comparable Properties



4/12 Bristol Road, Pascoe Vale 3044 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$540,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Agent Comments: Smaller land size Comparable location
Comparable property



3/3 Raeburn Street, Pascoe Vale 3044 (REI)

2 Bed 1 Bath 3 Car

Price: \$520,000

Method: Private Sale

Date: 23/01/2024

Property Type: Unit

Agent Comments: Smaller land size Smaller living area
Comparable location Comparable property



2/43 Surrey Street, Pascoe Vale 3044 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$510,000

Method: Private Sale

Date: 21/09/2023

Property Type: Unit

Agent Comments: Smaller land size Smaller property
Comparable location Inferior property

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

2/2 Cedar Court, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price \$630,000 Unit x Suburb Pascoe Vale

Period - From 23/01/2023 to 22/01/2024 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
4/12 Bristol Road, PASCOE VALE 3044	\$540,000	28/10/2023
3/3 Raeburn Street, PASCOE VALE 3044	\$520,000	23/01/2024
2/43 Surrey Street, PASCOE VALE 3044	\$510,000	21/09/2023

This Statement of Information was prepared on:

29/01/2024