

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

1 Irma Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,111,250

Property Type House

Suburb Pascoe Vale

Period - From 01/04/2023

to

30/06/2023

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	13 Northgate St PASCOE VALE 3044	\$1,150,000	14/08/2023
2	2 Sylvan Gr PASCOE VALE 3044	\$1,020,000	06/09/2023
3	1 Oakbank Gr PASCOE VALE 3044	\$1,010,000	19/08/2023

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:

11/09/2023 11:23



Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Agent Comments

Comparable Properties

13 Northgate St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,150,000

Method: Private Sale

Date: 14/08/2023

Property Type: House (Res)

Land Size: 640 sqm approx



2 Sylvan Gr PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 06/09/2023

Property Type: House

Land Size: 628 sqm approx



1 Oakbank Gr PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,010,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House

Land Size: 566 sqm approx