

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

25 Martin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,117,500 Property Type House Suburb Pascoe Vale

Period - From 01/07/2022 to 30/09/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	18 Kingsford Av COBURG NORTH 3058	\$980,000	21/05/2022
2	195 Cumberland Rd PASCOE VALE 3044	\$955,000	18/05/2022
3	7 Lawrence St HADFIELD 3046	\$880,000	26/04/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

10/11/2022 13:37



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Property Type: House

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

September quarter 2022: \$1,117,500

Comparable Properties



**18 Kingsford Av COBURG NORTH 3058
(REI/VG)**

Agent Comments

2 1 1

Price: \$980,000

Method: Auction Sale

Date: 21/05/2022

Rooms: 6

Property Type: House (Res)

Land Size: 479 sqm approx

195 Cumberland Rd PASCOE VALE 3044 (VG)

Agent Comments

2 - -

Price: \$955,000

Method: Sale

Date: 18/05/2022

Property Type: House (Res)

Land Size: 608 sqm approx

7 Lawrence St HADFIELD 3046 (VG)

Agent Comments

2 - -

Price: \$880,000

Method: Sale

Date: 26/04/2022

Property Type: House (Res)

Land Size: 610 sqm approx