#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

#### Property offered for sale

Address Including suburb and postcode 5 Ward Grove, Pascoe Vale South Vic 3044

#### Indicative selling price

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

Range between \$1,700,000 & \$1,870,000

#### Median sale price

| Median price  | \$1,250,000 | Pro | perty Type | House |        | Suburb | Pascoe Vale South |
|---------------|-------------|-----|------------|-------|--------|--------|-------------------|
| Period - From | 01/10/2024  | to  | 31/12/2024 |       | 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

| 1 | 16 Glencairn Av COBURG 3058       | \$1,850,000 | 22/02/2025 |
|---|-----------------------------------|-------------|------------|
| 2 | 14 Ward Gr PASCOE VALE SOUTH 3044 | \$1,700,000 | 30/11/2024 |
| 3 | 57 Bruce St COBURG 3058           | \$1,850,000 | 21/09/2024 |

#### 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: | 03/03/2025 14:23 |
|--|------------------|



Date of sale



George Young 03 9842 8000 0407 303 800 george.young@harcourts.com.au

Indicative Selling Price \$1,700,000 - \$1,870,000 Median House Price December quarter 2024: \$1,250,000



# Property Type: Agent Comments

### Comparable Properties



16 Glencairn Av COBURG 3058 (REI)

5

**—** 

1

**a** 3

Price: \$1,850,000 Method: Auction Sale Date: 22/02/2025 Property Type: House **Agent Comments** 



14 Ward Gr PASCOE VALE SOUTH 3044 (REI)

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4

**3** 2

**Agent Comments** 

**Price:** \$1,700,000 **Method:** Auction Sale **Date:** 30/11/2024

Property Type: House (Res)



57 Bruce St COBURG 3058 (REI/VG)

4

**—** 

2

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**Agent Comments** 

**Price:** \$1,850,000 **Method:** Auction Sale **Date:** 21/09/2024

**Property Type:** House (Res) **Land Size:** 403 sqm approx

Account - Harcourts Manningham | P: 03 9842 8000





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