

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 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 Property 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	Price	Date of sale
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.~~

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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)

Agent Comments



Price: \$1,850,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House



14 Ward Gr PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$1,700,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)



57 Bruce St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,850,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 403 sqm approx

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