20 Merbein Street, Pascoe Vale Vic 3044

4 Bed 2 Bath 2 Car
Property Type: House
Land Size: 577 sqm approx
Indicative Selling Price
$1,100,000
Median House Price
March quarter 2021: $1,101,250

Comparable Properties

21 Merbein Street, Pascoe Vale 3044 (REI)

3 Bed 1 Bath 2 Car
Price: $1,150,000
Method: Sold Before Auction
Date: 30/04/2021
Property Type: House
Agent Comments: Renovated brick home, similar land size. Sold prior to auction.

5 Elliott Street, Coburg North 3058 (REI)

3 Bed 1 Bath 2 Car
Price: $1,000,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Agent Comments: Renovated home with similar separate studio/workspace in the backyard.

9 Eucra Street, Hadfield 3046 (REI)

4 Bed 2 Bath 4 Car
Price: $997,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House (Res)
Land Size: 675 sqm approx
Agent Comments: Freshly presented single level home, larger land size.

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	20 Merbein Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price	$1,100,000

Median sale price

Median price	$1,101,250	House	x	Suburb	Pascoe Vale

Period - From	01/01/2021	to	31/03/2021	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
21 Merbein Street, PASCOE VALE 3044	$1,150,000	30/04/2021
5 Elliott Street, COBURG NORTH 3058	$1,000,000	27/03/2021
9 Eucra Street, HADFIELD 3046	$997,000	20/03/2021

This Statement of Information was prepared on: 13/05/2021

This guide must not be taken as legal advice.

CONSUMER AFFAIRS VICTORIA