

# 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 569 Moreland Road, Pascoe Vale South Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,240,000 Property Type House Suburb Pascoe Vale South

Period - From 01/07/2024 to 30/09/2024 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	5 Davern St PASCOE VALE SOUTH 3044	\$1,250,000	21/11/2024
2	110 Melville Rd PASCOE VALE SOUTH 3044	\$1,376,000	19/09/2024
3	36 Jhonson St PASCOE VALE SOUTH 3044	\$1,410,000	12/10/2024

**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: 16/01/2025 11:38



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**Property Type:** House (Res)

**Land Size:** 552 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

September quarter 2024: \$1,240,000

## Comparable Properties



**5 Davern St PASCOE VALE SOUTH 3044 (REI)**

**Agent Comments**

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**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 21/11/2024

**Property Type:** House



**110 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG)**

**Agent Comments**

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**Price:** \$1,376,000

**Method:** Auction Sale

**Date:** 19/09/2024

**Property Type:** House (Res)

**Land Size:** 446 sqm approx



**36 Jhonsen St PASCOE VALE SOUTH 3044 (REI)**

**Agent Comments**

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**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Account - McDonald Upton** | P: 03 93759375 | F: 03 93792655