Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 569 Moreland Road, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,300,000		&		\$1,400,000					
Median sale price										
Median price	\$1,240,000	Pro	Property Type Ho		louse		Suburb	Pascoe Vale South		
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ade	dress 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









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) 4 2 3 Price: \$1,250,000 Method: Private Sale Date: 21/11/2024 Property Type: House	Agent Comments
110 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG) 4 2 2 2 Price: \$1,376,000 Method: Auction Sale Date: 19/09/2024 Property Type: House (Res) Land Size: 446 sqm approx	Agent Comments
36 Jhonson St PASCOE VALE SOUTH 3044 (REI) 4 2 2 2 Price: \$1,410,000 Method: Auction Sale Date: 12/10/2024 Property Type: House (Res)	Agent Comments

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