

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

4b Tangyes Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$1,425,000

&

\$1,525,000

Median sale price

Median price \$1,065,000

Property Type House

Suburb Pascoe Vale

Period - From 01/04/2024

to 30/06/2024

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	15a Autumn St COBURG 3058	\$1,610,000	14/08/2024
2	4a Tangyes St PASCOE VALE 3044	\$1,550,000	25/07/2024
3	10a Irma Gr PASCOE VALE 3044	\$1,590,000	14/07/2024

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:

07/10/2024 11:11

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



4 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,425,000 - \$1,525,000
Median House Price
June quarter 2024: \$1,065,000

Comparable Properties

15a Autumn St COBURG 3058 (REI)

Agent Comments

4 3 2

Price: \$1,610,000
Method: Sold Before Auction
Date: 14/08/2024
Property Type: House (Res)



4a Tangyes St PASCOE VALE 3044 (REI)

Agent Comments

4 3 2

Price: \$1,550,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)



10a Irma Gr PASCOE VALE 3044 (REI/VG)

Agent Comments

4 3 2

Price: \$1,590,000
Method: Sold Before Auction
Date: 14/07/2024
Property Type: House (Res)
Land Size: 307 sqm approx