

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

3/54 Austin Crescent, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,040,500 Property Type House Suburb Pascoe Vale

Period - From 01/01/2024 to 31/03/2024 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	8/52 Kent Rd PASCOE VALE 3044	\$1,015,000	23/05/2024
2	5/52 Kent Rd PASCOE VALE 3044	\$990,000	28/03/2024
3	2/13 Eastgate St PASCOE VALE SOUTH 3044	\$960,000	30/05/2024

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:

13/06/2024 13:35

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3 3 2

Property Type: House
Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median House Price
March quarter 2024: \$1,040,500

Comparable Properties



8/52 Kent Rd PASCOE VALE 3044 (REI)

3 2 2

Price: \$1,015,000
Method: Private Sale
Date: 23/05/2024
Property Type: Townhouse (Single)

Agent Comments
Great comparable as both properties are townhouse style homes, with three bed and three bathrooms, both located in Pascoe Vale.



5/52 Kent Rd PASCOE VALE 3044 (REI)

3 3 1

Price: \$990,000
Method: Private Sale
Date: 28/03/2024
Property Type: Townhouse (Single)

Agent Comments
Great comparable as both properties are townhouse style homes, with high end finishes, three bed and three bathrooms, both located in Pascoe Vale.



2/13 Eastgate St PASCOE VALE SOUTH 3044 (REI)

3 2 2

Price: \$960,000
Method: Private Sale
Date: 30/05/2024
Property Type: Townhouse (Single)

Agent Comments
Great comparable as both properties are townhouse style homes, with high end finishes. Even though 2/13 Eastgate Street is located in the next suburb we still believe it is a strong comparable.