

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

407 Reynard Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$980,000 & \$1,075,000

Median sale price

Median price \$1,230,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2020 to 30/09/2021 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	97 Melville Rd PASCOE VALE SOUTH 3044	\$1,075,000	08/12/2021
2	14 Parkstone Av PASCOE VALE SOUTH 3044	\$1,056,000	08/11/2021
3	643 Bell St PASCOE VALE SOUTH 3044	\$995,000	06/11/2021

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:

13/01/2022 16:33

407 Reynard Street, Pascoe Vale South Vic 3044



 3  1  2

Rooms: 6
Property Type: House
Land Size: 447 sqm approx
Agent Comments

Indicative Selling Price
\$980,000 - \$1,075,000
Median House Price
Year ending September 2021: \$1,230,000

Comparable Properties



97 Melville Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 3  1  2

Price: \$1,075,000
Method: Sold Before Auction
Date: 08/12/2021
Property Type: House (Res)
Land Size: 450 sqm approx



14 Parkstone Av PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,056,000
Method: Sold Before Auction
Date: 08/11/2021
Property Type: House
Land Size: 441 sqm approx



643 Bell St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

 3  1  2

Price: \$995,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House

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



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