

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

32 Essex Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price

\$900,000

Median sale price

Median price

\$1,110,000

Property Type

House

Suburb

Pascoe Vale

Period - From

16/11/2021

to

15/11/2022

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	62 Derby St PASCOE VALE 3044	\$945,000	04/11/2022
2	42 Devon Rd PASCOE VALE 3044	\$926,377	29/07/2022
3	92 Kent Rd PASCOE VALE 3044	\$860,000	01/10/2022

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:

16/11/2022 13:55

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Indicative Selling Price

\$900,000

Median House Price

16/11/2021 - 15/11/2022: \$1,110,000



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 403 sqm approx

Agent Comments

Comparable Properties



62 Derby St PASCOE VALE 3044 (REI)

Agent Comments

3 2 1

Price: \$945,000

Method: Sold Before Auction

Date: 04/11/2022

Property Type: House (Res)

Land Size: 654 sqm approx



42 Devon Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 2

Price: \$926,377

Method: Sold Before Auction

Date: 29/07/2022

Property Type: House (Res)

Land Size: 628 sqm approx



92 Kent Rd PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 2

Price: \$860,000

Method: Auction Sale

Date: 01/10/2022

Property Type: House (Res)

Land Size: 495 sqm approx

Account - Jellis Craig Inner North Pty Ltd | P: 03 9387 5888