

## 9 Wills Street, Pascoe Vale South Vic 3044



**3 Bed 2 Bath 2 Car**  
**Property Type:** House  
**Land Size:** 418 sqm approx  
**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 Year ending June 2023: \$1,155,000

## Comparable Properties



### 32 Hawthorn Street, Coburg 3058 (REI/VG)

**3 Bed 1 Bath 1 Car**  
**Price:** \$1,250,000  
**Method:** Sold Before Auction  
**Date:** 15/05/2023  
**Property Type:** House  
**Land Size:** 473 sqm approx  
**Agent Comments:** Freshly presented brick home, some updates throughout. Slightly large land size. Inferior finishes.



### 5 Valerie Street, Pascoe Vale 3044 (REI/VG)

**3 Bed 2 Bath 2 Car**  
**Price:** \$1,247,500  
**Method:** Sold Before Auction  
**Date:** 04/05/2023  
**Property Type:** House (res)  
**Land Size:** 512 sqm approx  
**Agent Comments:** Freshly presented brick home, with double garage, separate living zones. Inferior finishes, larger land size.



### 14 Heather Avenue, Pascoe Vale 3044 (REI)

**4 Bed 2 Bath 2 Car**  
**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 17/06/2023  
**Property Type:** House  
**Agent Comments:** Larger land size weatherboard home with modern kitchen. Side driveway. Superior accommodation.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

9 Wills Street, Pascoe Vale South Vic 3044

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000 & \$1,250,000

#### Median sale price

Median price \$1,155,000 House x Suburb Pascoe Vale South

Period - From 01/07/2022 to 30/06/2023 Source REIV

#### Comparable property sales

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
32 Hawthorn Street, COBURG 3058	\$1,250,000	15/05/2023
5 Valerie Street, PASCOE VALE 3044	\$1,247,500	04/05/2023
14 Heather Avenue, PASCOE VALE 3044	\$1,200,000	17/06/2023

This Statement of Information was prepared on:

17/07/2023 02:04