

## 12 Pleasant Street, Pascoe Vale Vic 3044



**4 Bed 2 Bath 3 Car**

**Property Type:** House

**Indicative Selling Price**

\$1,500,000 - \$1,600,000

**Median House Price**

Year ending September 2021:

\$1,050,000

## Comparable Properties



**5 Le Cateau Street, Pascoe Vale South 3044 (REI/VG)**

**3 Bed 2 Bath 2 Car**

**Price:** \$1,540,000

**Method:** Sold Before Auction

**Date:** 04/11/2021

**Property Type:** House (Res)

**Land Size:** 580 sqm approx

**Agent Comments:** Inferior land size, inferior location, superior condition



**23 Pardy Street, Pascoe Vale 3044 (REI)**

**3 Bed 1 Bath 4 Car**

**Price:** \$1,535,000

**Method:** Auction Sale

**Date:** 23/10/2021

**Property Type:** House (Res)

**Land Size:** 775 sqm approx

**Agent Comments:** Inferior dimensions, superior position, inferior dwelling and frontage



**38 Prospect Street, Pascoe Vale 3044 (REI)**

**3 Bed 1 Bath 4 Car**

**Price:** \$1,511,000

**Method:** Auction Sale

**Date:** 27/11/2021

**Property Type:** House (Res)

**Land Size:** 720 sqm approx

**Agent Comments:** Inferior land size, similar condition, similar location

## 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

12 Pleasant Street, Pascoe Vale 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 \$1,500,000 & \$1,600,000

#### Median sale price

Median price \$1,050,000 House x Suburb Pascoe Vale

Period - From 01/10/2020 to 30/09/2021 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
5 Le Cateau Street, PASCOE VALE SOUTH 3044	\$1,540,000	04/11/2021
23 Pardy Street, PASCOE VALE 3044	\$1,535,000	23/10/2021
38 Prospect Street, PASCOE VALE 3044	\$1,511,000	27/11/2021

This Statement of Information was prepared on:

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