#### 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

	Pro	pertv	offered	for sal	le
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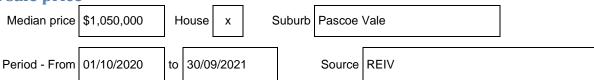
Address Including suburb or	12 Pleasant Street, Pascoe Vale Vic 3044
locality and postcode	

#### **Indicative selling price**

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

&	\$1,600,000
	&

#### Median sale price



#### **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: 17/01/2022 17:15

