Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Address Including suburb and postcode | 5/251-253 Derby Street, Pascoe Vale Vic 3058 | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|---|-----------|--|--|--|--|
| ndicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) | | | | | | | |
| Range between \$77 | 70,000 | & | \$800,000 | | | | |

Median sale price

| Median price | \$763,000 | | Property type | House | House | | Pascoe Vale |
|---------------|-----------|----|---------------|--------|---------|--|-------------|
| Period - From | Oct 2024 | to | Sept 2025 | Source | Rea.com | | |

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. 11/35-37 Alpine Gr PASCOE VALE 3044 | \$800,000 | 27/09/2025 |
| 2. 2a Heath St PASCOE VALE 3044 | \$815,000 | 02/08/2025 |
| 3. 4/6 Plymouth Av PASCOE VALE 3044 | \$825,000 | 24/05/2025 |

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: 18.11.20 | 2025 |
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