

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 83 Coonans Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$785,000 & \$835,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Pascoe Vale South

Period - From 01/01/2023 to 31/03/2023 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 | 73 Melville Rd PASCOE VALE SOUTH 3044 | \$885,000 | 04/03/2023 |
| 2 | 345 Ohea St PASCOE VALE SOUTH 3044 | \$810,000 | 29/03/2023 |
| 3 | 208 Ohea St PASCOE VALE SOUTH 3044 | \$780,000 | 02/03/2023 |

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: 23/06/2023 11:57



2 1 2

Property Type: House
Land Size: 401 sqm approx
Agent Comments

Indicative Selling Price
\$785,000 - \$835,000
Median House Price
March quarter 2023: \$1,050,000

Comparable Properties

73 Melville Rd PASCOE VALE SOUTH 3044 (REI) **Agent Comments**

2 1 1

Price: \$885,000
Method: Auction Sale
Date: 04/03/2023
Property Type: House (Res)
Land Size: 416 sqm approx



345 Ohea St PASCOE VALE SOUTH 3044 (REI/VG) **Agent Comments**

2 1 1

Price: \$810,000
Method: Sold Before Auction
Date: 29/03/2023
Property Type: House (Res)
Land Size: 297 sqm approx



208 Ohea St PASCOE VALE SOUTH 3044 (REI) **Agent Comments**

2 1 1

Price: \$780,000
Method: Private Sale
Date: 02/03/2023
Property Type: House