

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

4/8 Stewart Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$665,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 25/07/2023 to 24/07/2024 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	2/38 Lothair St PASCOE VALE 3044	\$650,000	22/05/2024
2	4/57 Northumberland Rd PASCOE VALE 3044	\$662,500	31/05/2024
3	1/18 Parker St PASCOE VALE 3044	\$620,000	06/05/2024

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:

25/07/2024 15:34



Property Type:

Agent Comments

Comparable Properties



2/38 Lothair St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$650,000

Method:

Date: 22/05/2024

Property Type: Unit



4/57 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$662,500

Method:

Date: 31/05/2024

Property Type: Unit



1/18 Parker St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$620,000

Method:

Date: 06/05/2024

Property Type: Unit