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	213 Ohea Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $820,000 & $880,000

Median sale price

Median price $727,500 Property Type Townhouse Suburb Pascoe Vale South

Period - From 10/10/2023 to 09/10/2024 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	2/1 Irvine St PASCOE VALE 3044	$917,000	28/08/2024
2	4/8 Plymouth Av PASCOE VALE 3044	$800,000	17/08/2024
3	5/4 Plymouth Av PASCOE VALE 3044	$805,000	13/08/2024

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: 10/10/2024 15:30

213 Ohea Street, Pascoe Vale South Vic 3044

Irene Androulidakis
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3 2 2

Rooms: 5
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$820,000 - $880,000
Median Townhouse Price
10/10/2023 - 09/10/2024: $727,500

Built 2013 stand alone townhouse with no body corp fees, open plan living dining kitchen with established courtyard, upstairs 3 bedrooms, master with ensuite, main bathroom.

Comparable Properties



2/1 Irvine St PASCOE VALE 3044 (REI)

3 2 2

Price: $917,000
Method: Private Sale
Date: 28/08/2024
Property Type: Townhouse (Single)

Agent Comments

Good comparable as both with no body corp fees however Irvine is superior as in less busy street and newer. Accommodation and size very similar.



4/8 Plymouth Av PASCOE VALE 3044 (REI)

3 2 2

Price: $800,000
Method: Private Sale
Date: 17/08/2024
Property Type: Townhouse (Single)

Agent Comments

Great comparable as very similar in age and accommodation, Ohea is in superior location and within Strathmore college zone.



5/4 Plymouth Av PASCOE VALE 3044 (REI)

3 2 2

Price: $805,000
Method: Private Sale
Date: 13/08/2024
Property Type: Townhouse (Single)

Agent Comments

Great comparable as again very similar in size and accommodation, Ohea is superior in location.

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