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	1/3 Farringdon Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price $599,000

Median sale price

Median price $600,000 Property Type Unit Suburb Pascoe Vale

Period - From 21/09/2023 to 20/09/2024 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	5/18 Josephine St OAK PARK 3046	$607,500	21/09/2024
2	5/8 Bothwell St PASCOE VALE 3044	$610,000	21/09/2024
3	3/21 Main St PASCOE VALE 3044	$595,000	20/07/2024

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: 21/09/2024 16:14

1/3 Farringdon Street, Pascoe Vale Vic 3044



2 1 2

Property Type: Villa

Agent Comments

Indicative Selling Price
$610,000
Median Unit Price
21/09/2023 - 20/09/2024: $600,000

Comparable Properties



5/18 Josephine St OAK PARK 3046 (REI)

2 1 1

Price: $607,500
Method: Auction Sale
Date: 21/09/2024
Property Type: Unit

Agent Comments



5/8 Bothwell St PASCOE VALE 3044 (REI)

2 1 1

Price: $610,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Villa

Agent Comments



3/21 Main St PASCOE VALE 3044 (REI)

2 1 1

Price: $595,000
Method: Auction Sale
Date: 20/07/2024
Rooms: 4
Property Type: Unit

Agent Comments

Account - Belle Property Carlton & Melbourne | P: 03 9347 1170 | F: 03 9347 1161

REIV THE DIFFERENCE | propertydata.com.au

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