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	2/61 Eastgate Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $640,000 Property Type Unit Suburb Pascoe Vale South

Period - From 01/04/2023 to 31/03/2024 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	2/63 Springhall Pde PASCOE VALE SOUTH 3044	$690,000	24/04/2024
2	2/17 Hatter St PASCOE VALE SOUTH 3044	$680,000	28/02/2024
3	4/24 Westgate St PASCOE VALE SOUTH 3044	$631,000	16/04/2024

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: 24/05/2024 11:19

2/61 Eastgate Street, Pascoe Vale South Vic 3044

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2 2 2

Property Type: Unit

Agent Comments

Single level villa unit on block of 6 other units. Needing renovation but quite neat.

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
Year ending March 2024: $640,000

Comparable Properties



2/63 Springhall Pde PASCOE VALE SOUTH 3044 (REI)

2 1 -

Price: $690,000
Method: Sold Before Auction
Date: 24/04/2024
Property Type: Unit

Agent Comments

Good comparable as in close proximity, Springhall is superior in condition however smaller in accommodation and only once bathroom.



2/17 Hatter St PASCOE VALE SOUTH 3044 (REI/VG)

2 1 2

Price: $680,000
Method: Sold Before Auction
Date: 28/02/2024
Property Type: Unit
Land Size: 277 sqm approx

Agent Comments

Superior as newer built, however Eastgate is larger in size. Inferior as only one bathroom



4/24 Westgate St PASCOE VALE SOUTH 3044 (REI/VG)

2 1 1

Price: $631,000
Method: Private Sale
Date: 16/04/2024
Property Type: Unit

Agent Comments

Updated but smaller and only one bathroom

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