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	110 Melville Road, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,220,000 Property Type House Suburb Pascoe Vale South

Period - From 01/07/2023 to 30/06/2024 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		
3		

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: 05/08/2024 19:58

110 Melville Road, Pascoe Vale South Vic 3044



4 2 2

Rooms: 6
Property Type: House (Res)
Land Size: 445 sqm approx

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending June 2024: $1,220,000

Agent Comments

Fully renovated Art Deco. solid brick home. Three generous bedrooms, central bathroom, renovated kitchen with adjacent meals, undercover alfresco leading to landscaped garden and self contained studio with second bathroom and seperate study/home office.

Comparable Properties

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.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555

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