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	22 Gallipoli Parade, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,350,000 & $1,450,000

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	49 Brentwood Av PASCOE VALE SOUTH 3044	$1,480,000	19/06/2024
2	46 Waverley Pde PASCOE VALE SOUTH 3044	$1,407,000	03/07/2024
3	16 Lothair St PASCOE VALE SOUTH 3044	$1,330,000	15/06/2024

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: 18/07/2024 14:41

22 Gallipoli Parade, Pascoe Vale South Vic 3044

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4 2 2

Property Type: House
Land Size: 603 sqm approx

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending June 2024: $1,220,000

Agent Comments

Refurbished Family home on great sized allotment. Also with pool.

Comparable Properties



49 Brentwood Av PASCOE VALE SOUTH 3044 (REI)

3 2 2

Price: $1,480,000
Method: Sold Before Auction
Date: 19/06/2024
Property Type: House (Res)

Agent Comments

Superior renovation and location. Also has garage.



46 Waverley Pde PASCOE VALE SOUTH 3044 (REI)

3 1 2

Price: $1,407,000
Method: Sold Before Auction
Date: 03/07/2024
Property Type: House (Res)

Agent Comments

Comparable location. Superior renovation and kitchen. MOre flexible floor plan for further renovations. Inferior as three bedrooms and one bathroom.



16 Lothair St PASCOE VALE SOUTH 3044 (REI)

4 2 2

Price: $1,330,000
Method: Auction Sale
Date: 15/06/2024
Property Type: House (Res)
Land Size: 468 sqm approx

Agent Comments

Superior floor plan and renovation. Inferior as slightly smaller block.

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