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	4/325 Ohea 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 $664,250 Property Type Unit Suburb Pascoe Vale South

Period - From 01/04/2024 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	3/50 Pardy St PASCOE VALE 3044	$712,000	10/07/2024
2	1/14 Fawkner Rd PASCOE VALE 3044	$670,000	13/07/2024
3	4/57 Northumberland Rd PASCOE VALE 3044	$662,500	30/05/2024

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: 22/07/2024 17:31

4/325 Ohea Street, Pascoe Vale South Vic 3044

Irene Androulidakis
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2 2 1

Property Type: Townhouse (Single)
Land Size: 120 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median Unit Price
June quarter 2024: $664,250

2005 built, one of six with lock up garage, open plan living dining and full size kitchen, 2 bedrooms upstairs with master bathroom and balcony, excellent condition.

Comparable Properties



3/50 Pardy St PASCOE VALE 3044 (REI)

2 1 1

Price: $712,000
Method: Sold Before Auction
Date: 10/07/2024
Property Type: Townhouse (Res)

Agent Comments

Excellent comparable, very similar size and in very close proximity, however Pardy st complex built 2016 so superior as it is newer.



1/14 Fawkner Rd PASCOE VALE 3044 (REI)

2 1 1

Price: $670,000
Method: Auction Sale
Date: 13/07/2024
Property Type: Townhouse (Res)

Agent Comments

Great comparable as both are very similar in size and in close proximity, O'Hea slightly superior as in not directly on a busy road.



4/57 Northumberland Rd PASCOE VALE 3044 (REI)

2 2 2

Price: $662,500
Method: Sold Before Auction
Date: 30/05/2024
Property Type: Townhouse (Res)

Agent Comments

Great comparable as both have similar floorplan and size, Northumberland is slightly bigger allotment however Ohea st is superior in location.

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