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	23 Greenwood Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,550,000 & $1,620,000

Median sale price

Median price $1,170,000 Property Type House 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	4a Tangyes St PASCOE VALE 3044	$1,550,000	25/07/2024
2	10a Irma Gr PASCOE VALE 3044	$1,590,000	14/07/2024
3	4a Rose St COBURG 3058	$1,600,000	24/04/2024

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: 21/09/2024 11:39

23 Greenwood Street, Pascoe Vale South Vic 3044



4 3 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,550,000 - $1,620,000
Median House Price
June quarter 2024: $1,170,000

Comparable Properties



4a Tangyes St PASCOE VALE 3044 (REI)

4 3 2

Price: $1,550,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: House (Res)

Agent Comments



10a Irma Gr PASCOE VALE 3044 (REI/VG)

4 3 2

Price: $1,590,000
Method: Sold Before Auction
Date: 14/07/2024
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments



4a Rose St COBURG 3058 (VG)

4 - -

Price: $1,600,000
Method: Sale
Date: 24/04/2024
Property Type: House - Attached House N.E.C.
Land Size: 275 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

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