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	1/444 Bell Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $760,000 & $780,000

Median sale price

Median price $1,175,000 Property Type House Suburb Pascoe Vale South

Period - From 24/10/2023 to 23/10/2024 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	1/44 Cumberland Rd PASCOE VALE 3044	$785,000	18/09/2024
2	2/28 Jersey St COBURG 3058	$795,000	16/07/2024
3	273 Bell St COBURG 3058	$750,000	18/05/2024

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: 24/10/2024 17:19

1/444 Bell Street, Pascoe Vale South Vic 3044

Irene Androulidakis
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2 1 1

Property Type: House

Agent Comments

Indicative Selling Price
$760,000 - $780,000
Median House Price
24/10/2023 - 23/10/2024: $1,175,000

Original 2 bedroom fully renovated home on 318sqm plus car garage and front yard, beautiful main bathroom, separate laundry, brand new kitchen, separate living dining room.

Comparable Properties



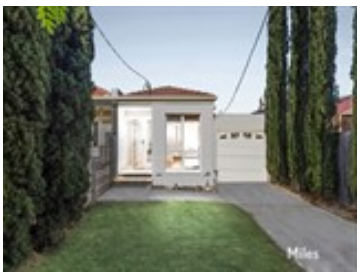
1/44 Cumberland Rd PASCOE VALE 3044 (REI)

2 1 2

Price: $785,000
Method: Private Sale
Date: 18/09/2024
Property Type: House

Agent Comments

Great comparable as both have similar accommodation and allotment size, both on main roads.



2/28 Jersey St COBURG 3058 (REI)

2 1 1

Price: $795,000
Method: Private Sale
Date: 16/07/2024
Rooms: 3
Property Type: House (Res)

Agent Comments

Great comparable as both very similar in accommodation and condition, Jersey St is however a less busy street so Bell st inferior.



273 Bell St COBURG 3058 (REI/VG)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 411 sqm approx

Agent Comments

Good comparable as both properties are on Bell st, 273 is slightly bigger allotment and on its own title, however 1/444 Bell st is fully renovated .

Account - Jellis Craig | P: 03 9379 2000

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