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	25a Carrington Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $735,000 Property Type Townhouse Suburb Pascoe Vale South

Period - From 28/10/2023 to 27/10/2024 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	1/19 Hopetoun Av BRUNSWICK WEST 3055	$1,005,000	31/08/2024
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: 28/10/2024 12:32

25a Carrington Street, Pascoe Vale South Vic 3044

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
28/10/2023 - 27/10/2024: $735,000

Comparable Properties



1/19 Hopetoun Av BRUNSWICK WEST 3055 (REI)

3 2 2

Price: $1,005,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)

Agent Comments

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. We have been unable to identify a further two properties in similar condition offering the same accommodation and land size as 25a Carrington Street.

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