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	53 Pleasant Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

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

Period - From 01/07/2024 to 30/09/2024 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	327 Ohea St PASCOE VALE SOUTH 3044	$1,155,000	07/09/2024
2	54 Devon Rd PASCOE VALE 3044	$1,050,000	30/08/2024
3	16 York St PASCOE VALE SOUTH 3044	$1,086,000	27/07/2024

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: 14/10/2024 15:24

53 Pleasant Street, Pascoe Vale Vic 3044

John Cataldo
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3 2 2

Property Type: House
Land Size: 455 sqm approx

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
September quarter 2024: $1,000,000

Agent Comments

Zoned for Strathmore Secondary College. Walking distance to Pascoe Vale Train station for quick access to CBD.

Comparable Properties



327 Ohea St PASCOE VALE SOUTH 3044 (REI)

3 1 4

Agent Comments

Price: $1,155,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)



54 Devon Rd PASCOE VALE 3044 (REI)

3 2 2

Agent Comments

Price: $1,050,000
Method: Sold Before Auction
Date: 30/08/2024
Rooms: 5
Property Type: House (Res)
Land Size: 567 sqm approx



16 York St PASCOE VALE SOUTH 3044 (REI/VG)

3 1 2

Agent Comments

Price: $1,086,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 433 sqm approx

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