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	26 Prendergast Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $1,150,000 & $1,250,000

Median sale price

Median price $1,240,000 Property Type House Suburb Pascoe Vale South

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	268 Ohea St PASCOE VALE SOUTH 3044	$1,285,000	05/10/2024
2	8 Wolseley St COBURG 3058	$1,295,000	26/09/2024
3	429 Victoria St BRUNSWICK WEST 3055	$1,180,000	31/08/2024

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: 16/10/2024 13:28

26 Prendergast Street, Pascoe Vale South Vic 3044

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3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 318 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,250,000
Median House Price
September quarter 2024: $1,240,000

Comparable Properties



268 Ohea St PASCOE VALE SOUTH 3044 (REI)

3 2 4

Price: $1,285,000
Method: Auction Sale
Date: 05/10/2024
Property Type: House (Res)
Land Size: 490 sqm approx

Agent Comments



8 Wolseley St COBURG 3058 (REI)

3 1 1

Price: $1,295,000
Method: Sold Before Auction
Date: 26/09/2024
Property Type: House (Res)
Land Size: 445 sqm approx

Agent Comments



429 Victoria St BRUNSWICK WEST 3055 (REI)

3 1 1

Price: $1,180,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 360 sqm approx

Agent Comments

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