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	5 Princess Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $900,000 & $990,000

Median sale price

Median price $1,050,000 Property Type House Suburb Pascoe Vale

Period - From 01/10/2023 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	65 Farview St GLENROY 3046	$970,000	03/07/2024
2	4 Heather Av PASCOE VALE 3044	$900,000	02/07/2024
3	56 Cumberland Rd PASCOE VALE 3044	$965,000	28/06/2024

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: 11/11/2024 09:14

5 Princess Street, Pascoe Vale Vic 3044

Kieran Moloney
8378 0500
0400 634 565
KieranMoloney@jelliscraig.com.au



3 2 2

Property Type: House

Agent Comments

BV home offering 3 bed, 2 bath & 2 car. Ideal to renovate or re build STCA.

Indicative Selling Price
$900,000 - $990,000
Median House Price
Year ending September 2024: $1,050,000

Comparable Properties



65 Farview St GLENROY 3046 (REI)

3 1 -

Price: $970,000
Method: Private Sale
Date: 03/07/2024
Property Type: House (Res)

Agent Comments

Similar era, land and accommodation.



4 Heather Av PASCOE VALE 3044 (REI/VG)

2 1 3

Price: $900,000
Method: Private Sale
Date: 02/07/2024
Property Type: House (Res)
Land Size: 551 sqm approx

Agent Comments

Bigger block on a busier street.



56 Cumberland Rd PASCOE VALE 3044 (REI)

3 2 3

Price: $965,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 712 sqm approx

Agent Comments

Smaller block in a more central location.

Account - Jellis Craig | P: 03 9379 2000

REIV THE DIFFERENCE | propertydata.com.au

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