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	2/385 Reynard Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between $580,000 & $620,000

Median sale price

Median price $687,250 Property Type Unit Suburb Pascoe Vale South

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	6/431 Gaffney St PASCOE VALE 3044	$580,000	24/10/2024
2	6/8 Prospect St PASCOE VALE 3044	$630,000	12/09/2024
3	3/348-350 Ohea St PASCOE VALE SOUTH 3044	$600,000	23/08/2024

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: 30/11/2024 22:36

2/385 Reynard Street, Pascoe Vale South Vic 3044

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2 1 1

Rooms: 4
Property Type: Townhouse

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median Unit Price
Year ending September 2024: $687,250

Built 2015, 2 bedrooms with courtyard, spacious open plan living meals in a convenient location, double glazed windows and lower level parking space.

Comparable Properties



6/431 Gaffney St PASCOE VALE 3044 (REI)

2 2 1

Price: $580,000
Method: Sold Before Auction
Date: 24/10/2024
Property Type: Townhouse (Res)

Agent Comments

Great comparable in close proximity and on a main road, accommodation is similar , Reynard has street facing appeal and a great size balcony so slightly superior.



6/8 Prospect St PASCOE VALE 3044 (REI/VG)

2 2 1

Price: $630,000
Method: Private Sale
Date: 12/09/2024
Property Type: Townhouse (Single)

Agent Comments

Great comparable as very similar properties in neighbouring suburb, Reynard is superior in location however and smaller complex



3/348-350 Ohea St PASCOE VALE SOUTH 3044 (REI)

2 1 1

Price: $600,000
Method: Sold Before Auction
Date: 23/08/2024
Property Type: Townhouse (Res)

Agent Comments

Good comparable as in close proximity and similar accommodation, Reynard is newer so slightly superior.

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