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<br>Including suburb and postcode | 298 Ohea Street, Pascoe Vale South Vic 3044 |

## Indicative selling price

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

Single price $1,220,000

## Median sale price

Median price $1,250,000 Property Type House Suburb Pascoe Vale South

Period - From 01/10/2024 to 31/12/2024 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 | 48 Melville Rd PASCOE VALE SOUTH 3044 | $1,290,000 | 05/10/2024 |
| 2 | 268 Ohea St PASCOE VALE SOUTH 3044 | $1,285,000 | 05/10/2024 |
| 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: 30/01/2025 16:00

# 298 Ohea Street, Pascoe Vale South Vic 3044

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3 1 1

**Property Type:** House
**Land Size:** 619 sqm approx

Agent Comments

**Indicative Selling Price**
$1,220,000
**Median House Price**
December quarter 2024: $1,250,000

## Comparable Properties



**48 Melville Rd PASCOE VALE SOUTH 3044 (REI/VG)**

3 1 1

**Price:** $1,290,000
**Method:** Auction Sale
**Date:** 05/10/2024
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 450 sqm approx

Agent Comments



**268 Ohea St PASCOE VALE SOUTH 3044 (REI/VG)**

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

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.



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