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 | 44 Essex Street, Pascoe Vale Vic 3044 |

## Indicative selling price

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

Range between $1,000,000 & $1,100,000

## Median sale price

Median price $1,090,000 Property Type House Suburb Pascoe Vale

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 | 18 Dromana Av PASCOE VALE 3044 | $1,170,000 | 19/12/2024 |
| 2 | 3 Crowley Ct PASCOE VALE 3044 | $1,040,000 | 02/11/2024 |
| 3 | 81 Austin Cr PASCOE VALE 3044 | $1,000,000 | 17/08/2024 |

**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: 24/01/2025 12:49

# 44 Essex Street, Pascoe Vale Vic 3044

Adrian Petrucelli
03 9989 9575
403 096 839
AdrianPetrucelli@jelliscraig.com.au




4 2

**Property Type:** House
**Land Size:** 451.96 sqm approx

Agent Comments

**Indicative Selling Price**
$1,000,000 - $1,100,000
**Median House Price**
December quarter 2024: $1,090,000

## Comparable Properties



**18 Dromana Av PASCOE VALE 3044 (REI)**

4 1 2

**Price:** $1,170,000
**Method:** Auction Sale
**Date:** 19/12/2024
**Property Type:** House (Res)

Agent Comments



**3 Crowley Ct PASCOE VALE 3044 (REI/VG)**

4 2 4

**Price:** $1,040,000
**Method:** Private Sale
**Date:** 02/11/2024
**Property Type:** House (Res)
**Land Size:** 530 sqm approx

Agent Comments



**81 Austin Cr PASCOE VALE 3044 (REI/VG)**

4 2 1

**Price:** $1,000,000
**Method:** Auction Sale
**Date:** 17/08/2024
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 378 sqm approx

Agent Comments

**Account** - Jellis Craig Pascoe Vale | P: 03 9989 9575

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