

# Statement of information

**7 BALMORAL AVENUE, PASCOE VALE SOUTH, VIC 3044**

PREPARED BY MATTHEW SCHROEDER , RAY WHITE BRUNSWICK

# STATEMENT OF INFORMATION

**Section 47AF of the Estate Agents Act 1980**



## 7 BALMORAL AVENUE, PASCOE VALE

4 2 2

**Indicative Selling Price**

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

**Price Range:** **$1,400,000 to $1,500,000**

Provided by: Matthew Schroeder , Ray White Brunswick

# MEDIAN SALE PRICE




## PASCOE VALE SOUTH, VIC, 3044

**Suburb Median Sale Price (House)**

**$1,172,500**

01 October 2023 to 30 September 2024

Provided by: pricefinder

# COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



## 49 BRENTWOOD AVE, PASCOE VALE SOUTH,

4 2 2

**Sale Price**

**$1,480,000**

Sale Date: 20/06/2024

Distance from Property: 949m



## 133 MELVILLE RD, PASCOE VALE SOUTH, VIC

4 2 2

**Sale Price**

**$1,485,000**

Sale Date: 27/06/2024

Distance from Property: 376m



## 92 SAUNDERS ST, COBURG, VIC 3058

4 2 2

**Sale Price**

**$1,550,000**

Sale Date: 01/10/2024

Distance from Property: 1.1km

**This report has been compiled on 28/10/2024 by Ray White Brunswick. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au**

© The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Sections 47AF of the E*state Agents Act 1980***

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

## Property offered for sale

Address
Including suburb and postcode: 7 BALMORAL AVENUE, PASCOE VALE SOUTH, VIC 3044

## Indicative selling price

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

Price Range: $1,400,000 to $1,500,000

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $1,172,500 | Property type | House | Suburb | PASCOE VALE SOUTH |
| Period | 01 October 2023 to 30 September 2024 | Source | pricefinder | | |

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 49 BRENTWOOD AVE, PASCOE VALE SOUTH, VIC 3044 | $1,480,000 | 20/06/2024 |
| 133 MELVILLE RD, PASCOE VALE SOUTH, VIC 3044 | $1,485,000 | 27/06/2024 |
| 92 SAUNDERS ST, COBURG, VIC 3058 | $1,550,000 | 01/10/2024 |

This Statement of Information was prepared on: 28/10/2024