

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 5/2 Winona Grove, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$1,190,000 Property Type House Suburb Pascoe Vale South

Period - From 10/07/2020 to 09/07/2021 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	3/18 Lawson St ESSENDON 3040	\$1,210,000	12/05/2021
2	2/27 Brentwood Av PASCOE VALE SOUTH 3044	\$1,001,000	27/03/2021
3	41 Coonans Rd PASCOE VALE SOUTH 3044	\$1,190,000	13/03/2021

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: 10/07/2021 15:15



Rooms: 7
Property Type: APARTMENT
Land Size: Australia sqm approx
Agent Comments
Modern luxury meats practical design in quite cul-de-sac

Indicative Selling Price

\$950,000 - \$1,020,000

Median House Price

10/07/2020 - 09/07/2021: \$1,190,000

Comparable Properties



3/18 Lawson St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,210,000
Method: Private Sale
Date: 12/05/2021
Property Type: Townhouse (Single)



2/27 Brentwood Av PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments



Price: \$1,001,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Townhouse (Res)
Land Size: 271 sqm approx



41 Coonans Rd PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments



Price: \$1,190,000
Method: Private Sale
Date: 13/03/2021
Property Type: Townhouse (Single)
Land Size: 272 sqm approx