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	34 Martin Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $780,000 & $820,000

Median sale price

Median price $634,000 Property Type Townhouse Suburb Pascoe Vale

Period - From 15/04/2023 to 14/04/2024 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	1/27 Dorset Rd PASCOE VALE 3044	$855,000	21/10/2023
2	1/8 Fawkner Rd PASCOE VALE 3044	$845,000	02/03/2024
3	1/50 Danin St PASCOE VALE 3044	$770,000	18/01/2024

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: 15/04/2024 11:03

34 Martin Street, Pascoe Vale Vic 3044

Peter Leahy
03 9350 5588
0402 10 11 12
peter@peterleahy.com.au



3 1 1

Rooms: 5
Property Type: Townhouse
Land Size: 231 sqm approx

Agent Comments

Indicative Selling Price
$780,000 - $820,000
Median Townhouse Price
15/04/2023 - 14/04/2024: $634,000

Comparable Properties



1/27 Dorset Rd PASCOE VALE 3044 (REI)

3 1 2

Price: $855,000
Method: Auction Sale
Date: 21/10/2023
Property Type: Townhouse (Res)

Agent Comments



1/8 Fawkner Rd PASCOE VALE 3044 (REI)

3 1 2

Price: $845,000
Method: Private Sale
Date: 02/03/2024
Property Type: Townhouse (Single)

Agent Comments



1/50 Danin St PASCOE VALE 3044 (REI)

3 2 1

Price: $770,000
Method: Private Sale
Date: 18/01/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 183 sqm approx

Agent Comments

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