

The Ray White logo is positioned in the top right corner of the page. It consists of the words "RayWhite." in a bold, sans-serif font, with "Ray" in black and "White." in white, all contained within a solid yellow rectangular box.

RayWhite.

A hand is holding a white signpost with a yellow circular top. The number "15" is printed in a large, grey, sans-serif font on the yellow circle. The background is a blurred green and brown bokeh, suggesting an outdoor setting with trees.

15

A hand is holding a white signpost with a yellow circular top. The number "19" is printed in a large, grey, sans-serif font on the yellow circle. The background is a blurred green and brown bokeh, suggesting an outdoor setting with trees.

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Statement of information

11/49-59 COONANS ROAD, PASCOE VALE SOUTH, VIC 3044
PREPARED BY BLAZE BROWN, RAY WHITE BRUNSWICK

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

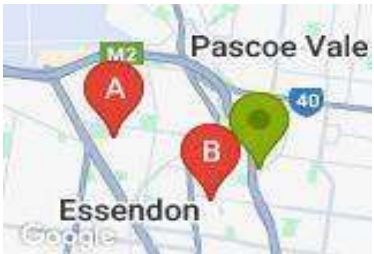
11/49-59 COONANS ROAD, PASCOE VALE  2  1  1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$350,000 to \$385,000**

Provided by: Blaze Brown, Ray White Brunswick

MEDIAN SALE PRICE



PASCOE VALE SOUTH, VIC, 3044

Suburb Median Sale Price (Unit)

\$690,000

01 April 2024 to 31 March 2025

Provided by: 

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

4/28 WARNER ST, ESSENDON, VIC 3040  2  1  1

Sale Price

***\$380,000**

Sale Date: 19/04/2025

Distance from Property: 2km

12/614 MORELAND RD, BRUNSWICK WEST,  2  1  1

Sale Price

\$380,000

Sale Date: 27/02/2025

Distance from Property: 778m



Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Sections 47AF of the Estate 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

11/49-59 COONANS ROAD, PASCOE VALE SOUTH, VIC 3044

Indicative selling price

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

Price Range:

\$350,000 to \$385,000

Median sale price

Median price

\$690,000

Property type

Unit

Suburb

PASCOE VALE SOUTH

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

Theestate agentor agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
4/28 WARNER ST, ESSENDON, VIC 3040	*\$380,000	19/04/2025
12/614 MORELAND RD, BRUNSWICK WEST, VIC 3055	\$380,000	27/02/2025

This Statement of Information was prepared on:

25/06/2025