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

13 Vimy Court, Pascoe Vale South Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$1,045,000					
Median sale pr	rice									
Median price	\$1,200,000	Pro	operty Type	Hou	ISE		Suburb	Pascoe Vale South		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	19 Parkstone Av PASCOE VALE SOUTH 3044	\$1,075,000	02/06/2025
2	129 Melville Rd PASCOE VALE SOUTH 3044	\$947,000	22/05/2025
3	366 Reynard St PASCOE VALE SOUTH 3044	\$1,045,000	14/05/2025

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:

24/06/2025 14:00







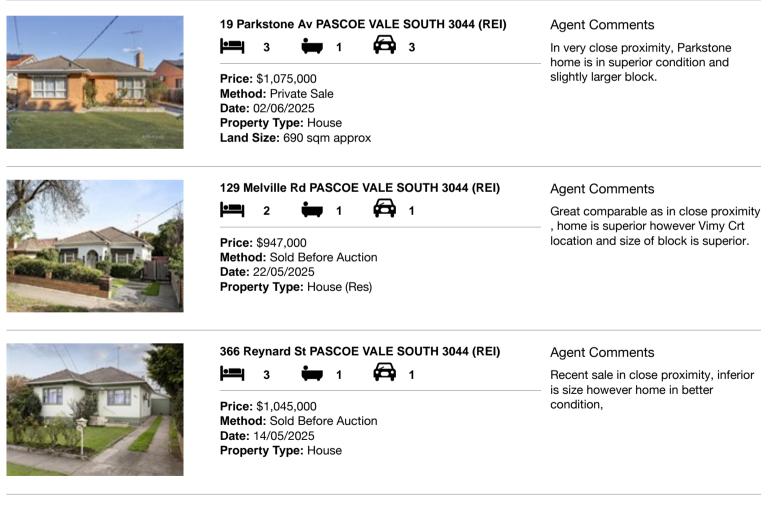


Property Type: House **Land Size:** 543 sqm approx Agent Comments Irene Androulidakis 9379 2000 0419 345 017 ireneandroulidakis@jelliscraig.com.au

> Indicative Selling Price \$950,000 - \$1,045,000 Median House Price March quarter 2025: \$1,200,000

Original home in need of structural repairs, ren ovation in a great allotment, awesome location.

Comparable Properties



Account - Jellis Craig | P: 03 9379 2000



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