### 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	4/3 Mccracken Avenue, Pascoe Vale Vic 3044
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$550,000 & \$590,000	Range between	\$550,000	&	\$590,000
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#### Median sale price

Median price	\$668,750	Pro	perty Type	Townhouse		Suburb	Pascoe Vale
Period - From	07/08/2024	to	06/08/2025		Source	Property	/ Data

## 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

Add	dress of comparable property	Price	Date of sale
1	5/100 Snell Gr OAK PARK 3046	\$550,000	03/07/2025
2	5/55 Warwick Rd PASCOE VALE 3044	\$595,000	17/06/2025
3	3/7 Mccracken Av PASCOE VALE 3044	\$580,000	31/05/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/08/2025 11:11



# **JellisCraig**

Carmel Morganti 04386654145 carmelmorganti@jelliscraig.com.au





Property Type: Townhouse (Res)

**Agent Comments** 

**Indicative Selling Price** \$550,000 - \$590,000 **Median Townhouse Price** 07/08/2024 - 06/08/2025: \$668,750

Modern Townhouse with a balcony, study nook and single garage.

## Comparable Properties



5/100 Snell Gr OAK PARK 3046 (REI)

Price: \$550,000

Method: Sold Before Auction

Date: 03/07/2025

Property Type: Townhouse (Res)

**Agent Comments** 

Comparable with extra bathroom but older build and inferior location.



5/55 Warwick Rd PASCOE VALE 3044 (REI/VG)

2





**Agent Comments** 

Comparable accommodation but older build and bigger land.

Price: \$595,000

Method: Sold Before Auction

Date: 17/06/2025

Property Type: Townhouse (Res)

3/7 Mccracken Av PASCOE VALE 3044 (REI/VG)

**Agent Comments** 

Comparable but larger with an extra bathroom.

Price: \$580,000 Method: Auction Sale Date: 31/05/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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