

Michael Chan

03 8312 9222

0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$500,000

Median Unit Price

Year ending March 2018: \$897,000



2 2 1

Rooms:

Property Type: Apartment

Agent Comments

Comparable Properties



112/324 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments

2 2 1

Price: \$535,000

Method: Private Sale

Date: 21/02/2018

Rooms: 4

Property Type: Apartment



301/314 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments

2 2 1

Price: \$525,000

Method: Private Sale

Date: 15/06/2018

Rooms: -

Property Type: Unit



206D/23 Cumberland Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments

2 2 1

Price: \$510,000

Method: Sold Before Auction

Date: 05/05/2018

Rooms: 3

Property Type: Apartment

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	G06B/23 Cumberland Road, Pascoe Vale South Vic 3044
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Indicative selling price

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

Single price \$500,000

Median sale price

Median price	\$697,000	House		Unit	X	Suburb	Pascoe Vale South
Period - From	01/04/2017	to	31/03/2018	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	112/324 Pascoe Vale Rd ESSENDON 3040	\$535,000	21/02/2018
2	301/314 Pascoe Vale Rd ESSENDON 3040	\$525,000	15/06/2018
3	206D/23 Cumberland Rd PASCOE VALE SOUTH 3044	\$510,000	05/05/2018

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.~~