### 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

3/48 Pardy Street, Pascoe Vale Vic 3044

#### Indicative selling price

|--|

Single price \$570,000

#### Median sale price

Median price	\$617,500	Pro	perty Type Unit	:	Suburb	Pascoe Vale
Period - From	01/07/2018	to	30/06/2019	Source	e 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.

Ado	dress of comparable property	Price	Date of sale
1	2/153 Essex St PASCOE VALE 3044	\$585,000	10/08/2019
2	3/16 Albert St OAK PARK 3046	\$570,000	03/09/2019
3	2/1 Vale St PASCOE VALE 3044	\$540,000	02/09/2019

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:

16/09/2019 09:48



3/48 Pardy Street, Pascoe Vale Vic 3044

# McGrath





Property Type: Unit Land Size: 109 sqm approx Agent Comments Irene Androulidakis 03 8312 9222 0420 967 163 ireneandroulidakis@mcgrath.com.au

> Indicative Selling Price \$570,000 Median Unit Price Year ending June 2019: \$617,500

## **Comparable Properties**



2/153 Essex St PASCOE VALE 3044 (REI)



Price: \$585,000 Method: Auction Sale Date: 10/08/2019 Rooms: 5 Property Type: Townhouse (Res)

3/16 Albert St OAK PARK 3046 (REI)

🛏 2 🗰 1 🛱 1

Price: \$570,000 Method: Private Sale Date: 03/09/2019 Property Type: Townhouse (Single)



2/1 Vale St PASCOE VALE 3044 (REI)

**1** 2 **1** 2 2

Agent Comments

Agent Comments

Agent Comments

Price: \$540,000 Method: Sold After Auction Date: 02/09/2019 Rooms: 4 Property Type: Townhouse (Single)

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.