

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

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

Single price

\$570,000

Median sale price

Median price

\$617,500

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/07/2018

to

30/06/2019

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	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



Property Type: Unit

Land Size: 109 sqm approx

Agent Comments

Comparable Properties



2/153 Essex St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$585,000

Method: Auction Sale

Date: 10/08/2019

Rooms: 5

Property Type: Townhouse (Res)



3/16 Albert St OAK PARK 3046 (REI)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 03/09/2019

Property Type: Townhouse (Single)



2/1 Vale St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$540,000

Method: Sold After Auction

Date: 02/09/2019

Rooms: 4

Property Type: Townhouse (Single)