



STATEMENT OF INFORMATION

Prepared on 09 Mar 2019

M 9383 5888

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

49 Waverley Parade Pascoe Vale South VIC 3044

3 - 4

Indicative Selling Price

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

Range between \$950,000 & \$1,025,000

Median Sale Price

\$935,000 Houses in Pascoe vale south between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4 Rose Street Coburg VIC 3058

Sold Price

\$970,000

Sold Date

08-Dec-18

3 1 1

Distance

0.63km



7 Purches Avenue Pascoe Vale South VIC 3044

Sold Price

\$990,000

Sold Date

16-Feb-19

3 1 2

Distance

0.63km



59 Devon Avenue Coburg VIC 3058

Sold Price

\$1,155,000

Sold Date

01-Dec-18

3 1 1

Distance

0.89km

RS = Recent sale

UN = Undisclosed Sale

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