

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

Property offered for s	sale
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Address Including suburb and postcode 92 Northumberland Road, Pascoe Vale Vic 3044

# Indicative selling price

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

Range between \$770,000 & \$847,000

#### Median sale price

Median price \$816,250	Н	ouse	Х	Sub	burb	Pascoe Vale
Period - From 01/01/2017	to	31/03	/2017	Source	REI	/

#### Comparable property sales

These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale
5 Sage St PASCOE VALE 3044	\$810,500	18/02/2017
115 Derby St PASCOE VALE 3044	\$800,000	08/04/2017
9 Bawden Ct PASCOE VALE 3044	\$770,000	13/05/2017







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Rooms: 5

Property Type: House Land Size: 593 sqm Agent Comments

**Indicative Selling Price** \$770,000 - \$847,000 Median House Price

March quarter 2017: \$816,250

A neat and tidy yet original condition brick veneer home on 596m2 approximately zoned: Neighbourhood Residential Zone 1.

# Comparable Properties



#### 5 Sage St PASCOE VALE 3044 (REI)





Price: \$810,500 Method: Auction Sale Date: 18/02/2017 Rooms: 5

Property Type: House (Res) Land Size: 576 sqm

### **Agent Comments**

A weatherboard home in very similar condition to 92 Northumberland Road, Pascoe Vale. Land size: 576m2. The location is generally not as desirable as 92 Northumberland Road Pascoe Vale.



# 115 Derby St PASCOE VALE 3044 (REI)





Price: \$800.000 Method: Auction Sale Date: 08/04/2017 Rooms: 6

Property Type: House

#### Agent Comments

A four bedroom very well maintained brick veneer home on approximately 593m2 of land. Derby St is a slightly busier road than Northumberland Road.



#### 9 Bawden Ct PASCOE VALE 3044 (REI)







Price: \$770,000 Method: Auction Sale Date: 13/05/2017 Rooms: -

Property Type: House (Res)

## Agent Comments

A weatherboard home with brick cladding on 596m2 approximately. The condition of this property is very similar to 92 Northumberland Road, Pascoe Vale.

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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.