

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

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

House

X

Suburb

Pascoe Vale

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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



 3  1  2

Rooms: 5
Property Type: House
Land Size: 593 sqm

Agent Comments

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

Indicative Selling Price

\$770,000 - \$847,000

Median House Price

March quarter 2017: \$816,250



Comparable Properties



5 Sage St PASCOE VALE 3044 (REI)

 2  1  2

Price: \$810,500

Method: Auction Sale

Date: 18/02/2017

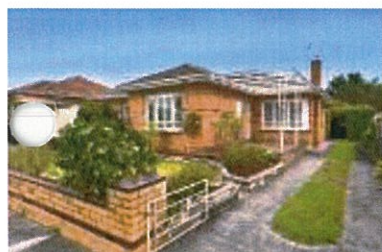
Rooms: 5

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)

 4  1  1

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)

 4  1  -

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.