

1/170 Cumberland Road, Pascoe Vale Vic 3044

**McGrath**

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**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

December quarter 2017: \$602,500



2 1 2

**Rooms:**

**Property Type:** Townhouse  
(Single)

**Agent Comments**

## Comparable Properties

9/17-19 Alpine Gr PASCOE VALE 3044 (REI)

**Agent Comments**

2 1 1

**Price:** \$593,500

**Method:** Private Sale

**Date:** 11/11/2017

**Rooms:** 3

**Property Type:** Townhouse (Res)

2/424 Gaffney St PASCOE VALE 3044 (REI)

**Agent Comments**

2 1 1

**Price:** \$580,000

**Method:** Auction Sale

**Date:** 26/08/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



3/58 Railway Pde PASCOE VALE 3044 (REI)

**Agent Comments**

2 1 1

**Price:** \$572,000

**Method:** Auction Sale

**Date:** 09/09/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

## 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 1/170 Cumberland Road, Pascoe Vale Vic 3044

#### Indicative selling price

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

Range between \$550,000 & \$600,000

#### Median sale price

Median price \$602,500 House Unit X Suburb Pascoe Vale

Period - From 01/10/2017 to 31/12/2017 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 9/17-19 Alpine Gr PASCOE VALE 3044	\$593,500	11/11/2017
2 2/424 Gaffney St PASCOE VALE 3044	\$580,000	26/08/2017
3 3/58 Railway Pde PASCOE VALE 3044	\$572,000	09/09/2017

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.~~