Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

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

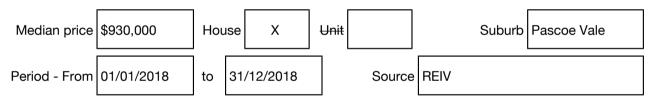
s 1/2-4 Devon Road, Pascoe Vale Vic 3044 d e

Indicative selling price

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

| Range between | \$620,000 | & | \$660,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price



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 | 1/14 Quick St PASCOE VALE 3044 | \$715,000 | 06/12/2018 |
| 2 | 11/35-37 Alpine Gr PASCOE VALE 3044 | \$666,000 | 19/02/2019 |
| 3 | 5 Bailey Cr OAK PARK 3046 | \$620,000 | 08/03/2019 |

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.

| Account - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821 |
|---|----------------|-------------|
| 95254086 | | |

propertydata

Generated: 18/03/2019 14:17

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. 1/2-4 Devon Road, Pascoe Vale Vic 3044







Rooms: Property Type: Strata Unit/Flat Agent Comments Townhouse

Dannie Corr + 61 3 9534 8014 +61 418 100 226 sales@whiting.com.au

Indicative Selling Price \$620,000 - \$660,000 Median House Price Year ending December 2018: \$930,000

Comparable Properties



1/14 Quick St PASCOE VALE 3044 (REI/VG)



Price: \$715,000 Method: Sold Before Auction Date: 06/12/2018 Rooms: -Property Type: Townhouse (Res)



11/35-37 Alpine Gr PASCOE VALE 3044 (REI)

Agent Comments

Agent Comments





Price: \$666,000 Method: Private Sale Date: 19/02/2019 Rooms: -Property Type: House

5 Bailey Cr OAK PARK 3046 (REI)

6 2 •**•** 3

Agent Comments



Price: \$620.000 Method: Private Sale Date: 08/03/2019

Rooms: 7 Property Type: Townhouse (Res) Land Size: 172 sqm approx

Account - Whiting & Co Professionals St Kilda | P: 03 95348014 | F: 95342821 95254086

Generated: 18/03/2019 14:17





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.