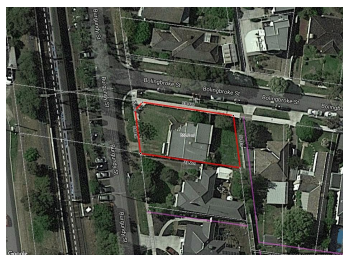


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 BURGUNDY STREET, PASCOE VALE,



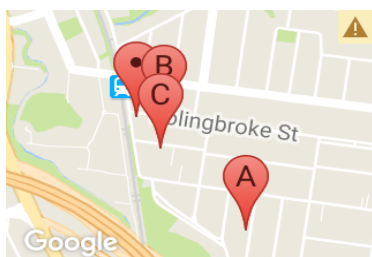
Indicative Selling Price

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

Single Price: **\$900,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



PASCOE VALE, VIC, 3044

Suburb Median Sale Price (House)

\$870,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



11 DAVERN ST, PASCOE VALE SOUTH, VIC



Sale Price

****\$881,000**

Sale Date: 23/03/2018

Distance from Property: 541m



77 BOLINGBROKE ST, PASCOE VALE, VIC 3044



Sale Price

\$910,000

Sale Date: 16/09/2017

Distance from Property: 90m



61 PARDY ST, PASCOE VALE, VIC 3044



Sale Price

\$940,000

Sale Date: 22/07/2017

Distance from Property: 136m



This report has been compiled on 17/04/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24 BURGUNDY STREET, PASCOE VALE, VIC 3044

Indicative selling price

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

Single Price:

\$900,000

Median sale price

Median price

\$870,000

House

X

Unit

Suburb

PASCOE VALE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
11 DAVERN ST, PASCOE VALE SOUTH, VIC 3044	**\$881,000	23/03/2018
77 BOLINGBROKE ST, PASCOE VALE, VIC 3044	\$910,000	16/09/2017
61 PARDY ST, PASCOE VALE, VIC 3044	\$940,000	22/07/2017