

## 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 8B Hayes Parade, Pascoe Vale

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$780,000 & \$830,000

### Median sale price

Median price \$828,000 \*Unit X Suburb Pascoe Vale

Period - From OCT 2016 to APRIL 2017 Source RP Data

### 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
1 – 10A Northgate Street, Pascoe Vale South	\$810,000	11/2016
2 – 1/53 Park Street, Pascoe Vale	\$828,000	12/2016
3 – 2/53 Park Street, Pascoe Vale	\$797,000	03/2017