

39 Kent Road, Pascoe Vale Vic 3044

McGrath

Michael Chan
03 8312 9222
0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$820,000 - \$895,000

Median House Price

Year ending December 2018: \$930,000



4 2 3

Rooms:

Property Type:

Agent Comments

Comparable Properties



8 Hatter St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 1

Price: \$890,000

Method: Private Sale

Date: 04/10/2018

Rooms: 5

Property Type: House (Res)



31 Rhodes Pde PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$890,000

Method: Auction Sale

Date: 22/09/2018

Rooms: 5

Property Type: House (Res)

Land Size: 700 sqm approx



135 Derby St PASCOE VALE 3044 (REI)

Agent Comments

4 1 2

Price: \$850,000

Method: Sold Before Auction

Date: 17/10/2018

Rooms: 5

Property Type: House (Res)

Land Size: 575 sqm approx

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 | 39 Kent Road, Pascoe Vale Vic 3044 |
|---|------------------------------------|

Indicative selling price

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

| | | | |
|---------------|-----------|---|-----------|
| Range between | \$820,000 | & | \$895,000 |
|---------------|-----------|---|-----------|

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-------------|
| Median price | \$930,000 | House | X | Unit | | Suburb | Pascoe Vale |
| Period - From | 01/01/2018 | to | 31/12/2018 | 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 | 8 Hatter St PASCOE VALE SOUTH 3044 | \$890,000 | 04/10/2018 |
| 2 | 31 Rhodes Pde PASCOE VALE 3044 | \$890,000 | 22/09/2018 |
| 3 | 135 Derby St PASCOE VALE 3044 | \$850,000 | 17/10/2018 |

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.~~