

## 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

4/38 Lothair Street, Pascoe Vale South Vic 3044

## Indicative selling price

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

Range between

\$570,000

&amp;

\$600,000

## Median sale price

Median price

\$684,500

House

Unit

X

Suburb

Pascoe Vale  
South

Period - From

01/07/2016

to

30/06/2017

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	3/222 Pascoe Vale Rd ESSENDON 3040	\$600,000	24/06/2017
2	7/28 Mclean St BRUNSWICK WEST 3055	\$576,000	01/04/2017
3	2/59 Smith St BRUNSWICK WEST 3055	\$573,000	01/07/2017

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.



2 1 1

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**

\$570,000 - \$600,000

**Median Unit Price**

Year ending June 2017: \$684,500

## Comparable Properties



**3/222 Pascoe Vale Rd ESSENDON 3040 (REI)** **Agent Comments**

2 1 1

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 132 sqm approx



**7/28 Mclean St BRUNSWICK WEST 3055 (REI)** **Agent Comments**

2 1 1

**Price:** \$576,000  
**Method:** Auction Sale  
**Date:** 01/04/2017  
**Rooms:** -  
**Property Type:** Villa



**2/59 Smith St BRUNSWICK WEST 3055 (REI)** **Agent Comments**

2 1 1

**Price:** \$573,000  
**Method:** Auction Sale  
**Date:** 01/07/2017  
**Rooms:** -  
**Property Type:** House (Res)