
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

1/123 Derby Street, Pascoe Vale

Indicative selling price

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

\$800,000

&

\$850,000

Median sale price

Median price

\$800,000

Unit

X

Suburb

Pascoe Vale

Period - From

30/06/2017

to

22/10/2017

Source

Realestate.com.au

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 - 1/8 Quick Street, Pascoe Vale	\$815,000	28/06/2017
2 - 41 View Street, Pascoe Vale	\$821,500	04/07/2017
3 - 1/10 Arndt Road, Pascoe Vale	\$822,000	22/07/2017