

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

129 Kent Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price

\$805,000

Property Type

House

Suburb

Pascoe Vale

Period - From

11/10/2018

to

10/10/2019

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	180 Cumberland Rd PASCOE VALE 3044	\$865,000	11/09/2019
2	11 Kent Rd PASCOE VALE 3044	\$860,000	07/09/2019
3	43 Kent Rd PASCOE VALE 3044	\$847,000	12/09/2019

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.~~

This Statement of Information was prepared on:

11/10/2019 10:51

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

11/10/2018 - 10/10/2019: \$805,000



5 3 2

Rooms: 8

Property Type: House

Land Size: 509 sqm approx

Agent Comments

Comparable Properties



180 Cumberland Rd PASCOE VALE 3044 (REI) **Agent Comments**

3 1 2

Price: \$865,000

Method: Sold Before Auction

Date: 11/09/2019

Property Type: House (Res)



11 Kent Rd PASCOE VALE 3044 (REI) **Agent Comments**

3 2 2

Price: \$860,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)



43 Kent Rd PASCOE VALE 3044 (REI) **Agent Comments**

4 1 2

Price: \$847,000

Method: Private Sale

Date: 12/09/2019

Rooms: 5

Property Type: House

Land Size: 615 sqm approx