

## 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

219 O'Hea 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)

Single price \$1,250,000

## Median sale price

Median price \$987,500

House

X

Unit

Suburb

Pascoe Vale  
South

Period - From 01/01/2019

to

31/03/2019

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	17 Queen St COBURG 3058	\$1,285,000	22/03/2019
2	11 Lonsdale St COBURG 3058	\$1,166,000	04/05/2019
3	21 Mckee Av PASCOE VALE SOUTH 3044	\$1,051,000	12/04/2019

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.

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**Indicative Selling Price**

\$1,250,000

**Median House Price**

March quarter 2019: \$987,500



4 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 387 sqm approx

Agent Comments

## Comparable Properties



**17 Queen St COBURG 3058 (REI)**

Agent Comments

4 2 1

**Price:** \$1,285,000

**Method:** Private Sale

**Date:** 22/03/2019

**Rooms:** -

**Property Type:** House



**11 Lonsdale St COBURG 3058 (REI)**

Agent Comments

3 2 -

**Price:** \$1,166,000

**Method:** Auction Sale

**Date:** 04/05/2019

**Rooms:** -

**Property Type:** House (Res)



**21 Mckean Av PASCOE VALE SOUTH 3044 (REI)**

Agent Comments

4 1 3

**Price:** \$1,051,000

**Method:** Private Sale

**Date:** 12/04/2019

**Rooms:** -

**Property Type:** House