

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

2/59 Landells Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$682,600

Property Type

Townhouse

Suburb

Pascoe Vale

Period - From

05/10/2020

to

04/10/2021

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	1/17 View St PASCOE VALE 3044	\$804,000	31/07/2021
2	4/19 Arndt Rd PASCOE VALE 3044	\$798,500	23/07/2021
3	16 Collings Ct PASCOE VALE 3044	\$755,000	21/08/2021

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:

05/10/2021 10:46

Peter Leahy
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Indicative Selling Price
\$750,000 - \$800,000
Median Townhouse Price
05/10/2020 - 04/10/2021: \$682,600



3 2 2

Rooms: 3
Property Type: Townhouse
Agent Comments

Comparable Properties



1/17 View St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$804,000
Method: Auction Sale
Date: 31/07/2021
Property Type: Townhouse (Res)
Land Size: 214 sqm approx

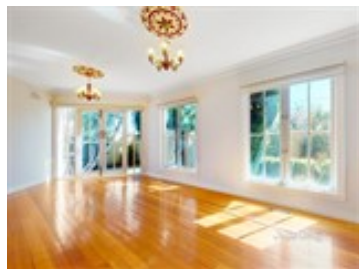


4/19 Arndt Rd PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$798,500
Method: Auction Sale
Date: 23/07/2021
Property Type: Townhouse (Res)
Land Size: 161 sqm approx



16 Collings Ct PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$755,000
Method: Private Sale
Date: 21/08/2021
Property Type: Townhouse (Single)
Land Size: 174 sqm approx

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688