## 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	2/59 Landells Road, Pascoe Vale Vic 3044
postcode	

### 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	Pro	perty Type	Townhou	ise	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

Add	dress 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 comparableproperties 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 9350 5588 0402 10 11 12 peter@peterleahy.com.au

**Indicative Selling Price** \$750,000 - \$800,000 **Median Townhouse Price** 

05/10/2020 - 04/10/2021: \$682,600



Rooms: 3

Property Type: Townhouse

**Agent Comments** 

# Comparable Properties



1/17 View St PASCOE VALE 3044 (REI)





Price: \$804,000 Method: Auction Sale Date: 31/07/2021

Property Type: Townhouse (Res) Land Size: 214 sqm approx

**Agent Comments** 



4/19 Arndt Rd PASCOE VALE 3044 (REI)







Price: \$798,500 Method: Auction Sale

Date: 23/07/2021

Property Type: Townhouse (Res) Land Size: 161 sqm approx

Agent Comments



16 Collings Ct PASCOE VALE 3044 (REI)

**--**3





Price: \$755.000 Method: Private Sale Date: 21/08/2021

Property Type: Townhouse (Single) Land Size: 174 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.