

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

91 Balmoral Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Pascoe Vale South

Period - From

01/07/2018

to

30/06/2019

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	69 Royal Pde PASCOE VALE SOUTH 3044	\$1,030,000	06/04/2019
2	110 Gordon St COBURG 3058	\$1,020,500	15/08/2019
3	67 Phillips St COBURG 3058	\$1,015,000	15/06/2019

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:

19/09/2019 10:27

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Indicative Selling Price

\$1,000,000

Median House Price

Year ending June 2019: \$930,000



3 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



69 Royal Pde PASCOE VALE SOUTH 3044 (REI/VG)

Agent Comments

3 2 5

Price: \$1,030,000

Method: Auction Sale

Date: 06/04/2019

Property Type: House (Res)

Land Size: 567 sqm approx

110 Gordon St COBURG 3058 (REI)

Agent Comments

3 1 4

Price: \$1,020,500

Method: Auction Sale

Date: 15/08/2019

Property Type: House (Res)

Land Size: 510 sqm approx



67 Phillips St COBURG 3058 (REI/VG)

Agent Comments

3 1 2

Price: \$1,015,000

Method: Auction Sale

Date: 15/06/2019

Rooms: 6

Property Type: House (Res)

Land Size: 456 sqm approx