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Indicative Selling Price
\$585,000

Median Unit Price
March quarter 2018: \$815,000



2 1 1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Comparable Properties



3/2 Windsor St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Auction Sale
Date: 24/03/2018
Rooms: 4
Property Type: Townhouse (Res)



2/34 Austin Cr PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$598,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 114 sqm approx



5/11 Rhodes Pde PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$594,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Townhouse (Res)

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 4/8-12 Bawden Court, Pascoe Vale Vic 3044

Indicative selling price

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

Single price \$585,000

Median sale price

Median price \$615,000 House Unit X Suburb Pascoe Vale

Period - From 01/01/2018 to 31/03/2018 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	3/2 Windsor St PASCOE VALE 3044	\$600,000	24/03/2018
2	2/34 Austin Cr PASCOE VALE 3044	\$598,000	24/02/2018
3	5/11 Rhodes Pde PASCOE VALE 3044	\$594,000	23/06/2018

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.~~