## **McGrath**

Michael Chan 03 8312 9222 0417 324 202 michaelchan@mcgrath.com.au Indicative Selling Price

\$585,000 **Median Unit Price** March quarter 2018: \$615,000





**Agent Comments** 

## **Comparable Properties**



3/2 Windsor St PASCOE VALE 3044 (REI)

ing 1

Price: \$600,000 Method: Auction Sale Date: 24/03/2018 Rooms: 4

Property Type: Townhouse (Res)

**Agent Comments** 



2/34 Austin Cr PASCOE VALE 3044 (REI)

Price: \$598,000 Method: Auction Sale Date: 24/02/2018

Rooms: 4

Property Type: Townhouse (Res) Land Size: 114 sqm approx

**Agent Comments** 



5/11 Rhodes Pde PASCOE VALE 3044 (REI)

1 2

Price: \$594,000 Method: Auction Sale Date: 23/06/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

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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.

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### Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Section 4/AF of the Estate Agents Act 190		
Property offered for	sale		
Address Including suburb and postcode	4/8-12 Bawden Court, Pascoe Vale Vic 3044		
Indicative selling price	pe e		
For the meaning of this p	orice see consumer.vic.gov.au/underquoting		
Single price \$585,	000		
Median sale price			
Median price \$615,00	00 Heuse Unit X Suburb Pascoe Vale		
Period - From 01/01/2	2018 to 31/03/2018 Source REIV		
Comparable property	y sales (*Delete A or B below as applicable)		
	nree properties sold within two kilometres of the property for sale in the last six estate agent or agent's representative considers to be most comparable to the		

#### property for sale.

Add	iress 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

#### OR

3

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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5/11 Rhodes Pde PASCOE VALE 3044





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\$594,000

23/06/2018

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