



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$525,000 - \$570,000  
**Median Unit Price**  
Year ending March 2019: \$619,500

## Comparable Properties



**1/4 Arndt Rd PASCOE VALE 3044 (REI)**

**Agent Comments**

2 1 2

**Price:** \$561,000  
**Method:** Private Sale  
**Date:** 02/04/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)



**2/8 Ormond St PASCOE VALE 3044 (REI)**

**Agent Comments**

2 1 1

**Price:** \$550,500  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** Unit



**3/8 Ormond St PASCOE VALE 3044 (REI)**

**Agent Comments**

2 1 1

**Price:** \$547,000  
**Method:** Auction Sale  
**Date:** 13/04/2019  
**Rooms:** 5  
**Property Type:** Villa  
**Land Size:** 169 sqm approx

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
 Period - From  to  Source

#### 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	1/4 Arndt Rd PASCOE VALE 3044	\$561,000	02/04/2019
2	2/8 Ormond St PASCOE VALE 3044	\$550,500	25/05/2019
3	3/8 Ormond St PASCOE VALE 3044	\$547,000	13/04/2019

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.~~