# **McGrath**







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** 

Price: \$561.000 Method: Private Sale Date: 02/04/2019

Rooms: -

Property Type: Townhouse (Single)



2/8 Ormond St PASCOE VALE 3044 (REI)

2





**Agent Comments** 

Price: \$550,500 Method: Auction Sale Date: 25/05/2019

Rooms: -

**Property Type: Unit** 



3/8 Ormond St PASCOE VALE 3044 (REI)

2





**Agent Comments** 

Price: \$547,000 Method: Auction Sale Date: 13/04/2019

Rooms: 5

Property Type: Villa

Land Size: 169 sqm approx

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586

Generated: 30/05/2019 14:14





## **McGrath**

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Property offered	d for sale						
Including suburt	dress 3/11 Plymon and code	3/11 Plymouth Avenue, Pascoe Vale Vic 3044					
Indicative sellin	g price						
For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$525,000	&	\$570,000				
Median sale price							
Median price \$	619,500	House	Unit X	Suburb Pascoe Vale			
Period - From 0	1/04/2018 t	o 31/03/2019	Source REIV				
<b>6</b>	/ <del>-</del> / <del>-</del> ////	Dalata A an D ha	Januar annikashiri				

### 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.

Ad	dress of comparable property	Price	Date of sale
1	1/4 Amdt 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.

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586





activity, and we do not necessarily claim to have exted as the setting agent in these transactions.

Generated: 30/05/2019 14:14