

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 4/22-26 Pascoe Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price \$545,000

Median sale price

Median price \$565,000 House Unit X Suburb Pascoe Vale

Period - From 01/10/2016 to 30/09/2017 Source REIV

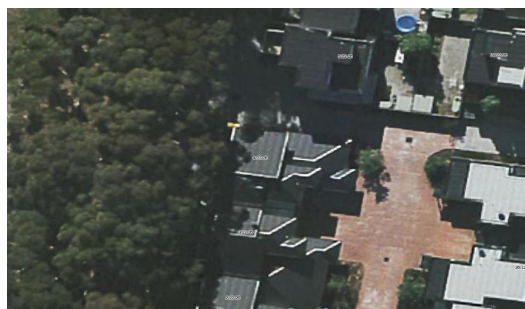
Comparable property sales (*Delete A or B below as applicable)

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	3/16 Pascoe St PASCOE VALE 3044	\$549,000	25/10/2017
2	3/22-26 Pascoe St PASCOE VALE 3044	\$545,000	10/10/2017
3	2/22-26 Pascoe St PASCOE VALE 3044	\$477,500	14/06/2017

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.



2 1 1

Rooms:

Property Type: Strata Unit/Flat

Land Size: 140 sqm approx

Agent Comments

Indicative Selling Price

\$545,000

Median Unit Price

Year ending September 2017: \$565,000

Comparable Properties



3/16 Pascoe St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$549,000

Method: Private Sale

Date: 25/10/2017

Rooms: -

Property Type: Townhouse (Res)



3/22-26 Pascoe St PASCOE VALE 3044 (VG)

Agent Comments

2 - -

Price: \$545,000

Method: Sale

Date: 10/10/2017

Rooms: -

Property Type: Townhouse (Single)



2/22-26 Pascoe St PASCOE VALE 3044 (REI/VG)

Agent Comments

2 1 1

Price: \$477,500

Method: Private Sale

Date: 14/06/2017

Rooms: -

Property Type: Townhouse (Res)