

#### 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	56 Westgate Street, Pascoe Vale South Vic 3044
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$850,000	&	\$935,000

### Median sale price

Median price	\$996,500	Hou	ıse	Х	Unit		Suburb	Pascoe Vale South
Period - From	01/10/2017	to	31/	/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	5 Myers St PASCOE VALE SOUTH 3044	\$920,000	21/12/2017
2	38 Mclean St BRUNSWICK WEST 3055	\$887,500	26/08/2017
3	10 Ray St PASCOE VALE 3044	\$850,000	09/09/2017

#### 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.

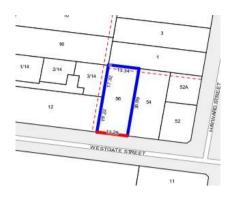
Account - Woodards | P: 03 9480 1277 | F: 03 9480 5927





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**Indicative Selling Price** \$850,000 - \$935,000 **Median House Price** December quarter 2017: \$996,500

## Comparable Properties



5 Myers St PASCOE VALE SOUTH 3044 (VG)

**-**3

Price: \$920.000 Method: Sale Date: 21/12/2017

Rooms: -

Property Type: House (Res) Land Size: 545 sqm approx



38 Mclean St BRUNSWICK WEST 3055

(REI/VG)

**-**2

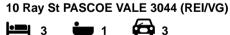


Price: \$887,500 Method: Auction Sale Date: 26/08/2017

Rooms: 3

Property Type: House (Res) Land Size: 434 sqm approx **Agent Comments** 

**Agent Comments** 





Price: \$850,000 Method: Auction Sale Date: 09/09/2017

Rooms: -

Property Type: House (Res) Land Size: 448 sqm approx

Agent Comments

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