

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

56 Westgate Street, Pascoe Vale South Vic 3044

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

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

Median sale price

Median price \$996,500 House X 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.

	Address 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.



Rooms:
Property Type:
Agent Comments

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)

Agent Comments



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)

Agent Comments



Price: \$887,500

Method: Auction Sale

Date: 26/08/2017

Rooms: 3

Property Type: House (Res)

Land Size: 434 sqm approx



10 Ray St PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 448 sqm approx