

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	4/255 Derby Street, Pascoe Vale Vic 3044
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$660,000

Median sale price

Median price	\$611,250	Hou	se	Unit	х		Suburb	Pascoe Vale
Period - From	01/01/2019	to	31/03/2019		Source	REIV		

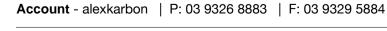
Comparable property sales (*Delete A or B below as applicable)

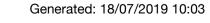
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	1/2-4 Devon Rd PASCOE VALE 3044	\$663,000	06/04/2019
2	1/30 Justin Av GLENROY 3046	\$625,000	29/05/2019
3	13/16 Pascoe St PASCOE VALE 3044	\$610,000	02/05/2019

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.



















Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 Median Unit Price March quarter 2019: \$611,250

Comparable Properties



1/2-4 Devon Rd PASCOE VALE 3044 (REI)

3





Price: \$663,000 **Method:** Auction Sale **Date:** 06/04/2019

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



1/30 Justin Av GLENROY 3046 (REI)

'— 3





a 2

Price: \$625,000 Method: Private Sale Date: 29/05/2019

Rooms: 6

Property Type: Townhouse (Res) **Land Size:** 211 sqm approx

Agent Comments



13/16 Pascoe St PASCOE VALE 3044 (REI)

4 3



6

6

Price: \$610,000 Method: Private Sale Date: 02/05/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

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