

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

4/255 Derby Street, Pascoe Vale Vic 3044

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

House

Unit

X

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.

	Address 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.



3 2 2

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)

Agent Comments

3 2 2

Price: \$663,000

Method: Auction Sale

Date: 06/04/2019

Rooms: 4

Property Type: Townhouse (Res)



1/30 Justin Av GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$625,000

Method: Private Sale

Date: 29/05/2019

Rooms: 6

Property Type: Townhouse (Res)

Land Size: 211 sqm approx



13/16 Pascoe St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$610,000

Method: Private Sale

Date: 02/05/2019

Rooms: -

Property Type: Townhouse (Single)