

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 265 Sussex Street, Pascoe Vale 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000 & \$700,000

### Median sale price

Median price \$782,500 House ☒ Suburb Pascoe Vale  
Period - From DEC 2018 to APRIL 2019 Source realestate.com.au

### Comparable property sales

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 – 13 Warwick Street, Pascoe Vale	\$670,000	20/12/18
2 – 18 Camdon Street, Pascoe Vale	\$675,000	09/12/18
3 – 108 Boundary Road, Pascoe Vale	\$660,000	02/03/19