

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

7/88 LANDELLS ROAD, PASCOE VALE, VIC 3044

Indicative selling price

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

Price Range:

280,000 to 300,000

Median sale price

Median price

\$575,000

House

Unit

X

Suburb

PASCOE VALE

Period

01 April 2017 to 31 March 2018

Source



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
10/88 LANDELLS RD, PASCOE VALE, VIC 3044	**\$280,000	04/05/2018
6/88 LANDELLS RD, PASCOE VALE, VIC 3044	\$295,000	21/11/2017
21/12 SURREY ST, PASCOE VALE, VIC 3044	\$310,000	03/11/2017