

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

2/31 Sylvan Grove, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$615,000

House

Unit

X

Suburb

Pascoe Vale

Period - From 01/01/2018

to

31/03/2018

Source REIV

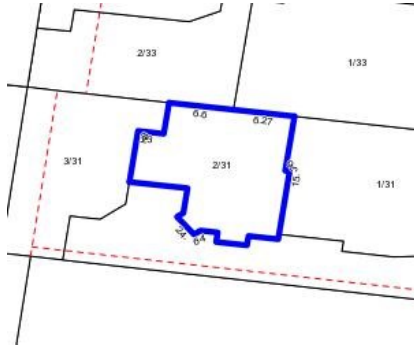
Comparable property sales (*Delete A or B below as applicable)

- 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	48a Landells Rd PASCOE VALE 3044	\$880,000	17/02/2018
2	23 Grevillia Rd OAK PARK 3046	\$862,000	06/04/2018
3	1/20 Bristol Rd PASCOE VALE 3044	\$750,000	14/02/2018

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
\$800,000 - \$880,000
Median Unit Price
March quarter 2018: \$615,000

Comparable Properties



48a Landells Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$880,000
Method: Auction Sale
Date: 17/02/2018
Rooms: 7
Property Type: Townhouse (Res)



23 Grevillia Rd OAK PARK 3046 (REI)

Agent Comments



Price: \$862,000
Method: Private Sale
Date: 06/04/2018
Rooms: 8
Property Type: Townhouse (Res)



1/20 Bristol Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$750,000
Method: Sold Before Auction
Date: 14/02/2018
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 228 sqm approx