

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 6 Marsden Avenue, Pascoe Vale South 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 \$945,000 House X Unit Suburb Pascoe Vale South

Period - From 01/07/2017 to 30/09/2017 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	31 Gallipoli Pde PASCOE VALE SOUTH 3044	\$920,000	29/08/2017
2	71 Woodlands Av PASCOE VALE SOUTH 3044	\$850,000	28/10/2017
3	2 Brentwood Av PASCOE VALE SOUTH 3044	\$790,000	28/10/2017

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: 5
Property Type: Dwelling
Land Size: 607 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
September quarter 2017: \$945,000

2 bedroom house on a substantial allotment of approximately 607m² within the highly regarded Strathmore Secondary College zone. The home invites renovators, builders and families to refresh with modern touches. The large block appears to have potential to extend the home or consider multi dwelling development. The current floor plan complements two bedrooms with two living zones, plus there's also a carport, tandem garage/workshop, and multi-purpose bungalow/billiards room/office.

Comparable Properties



31 Gallipoli Pde PASCOE VALE SOUTH 3044 **Agent Comments**
(REI)



Price: \$920,000
Method: Private Sale
Date: 29/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 608 sqm approx



71 Woodlands Av PASCOE VALE SOUTH 3044 **Agent Comments**
(REI)



Price: \$850,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)



2 Brentwood Av PASCOE VALE SOUTH 3044 **Agent Comments**
(REI)



Price: \$790,000
Method: Auction Sale
Date: 28/10/2017
Rooms: -
Property Type: House (Res)