

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 48a Landells Road, Pascoe Vale, VIC 3044

Indicative selling price

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

\$800,000

&

\$850,000

Median sale price

Median price \$900,000

Unit X

Suburb Pascoe Vale

Period - From June 2017

to December 2017

Source RP Data

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 - 1/10 Arndt Road, Pascoe Vale	\$822,500	22/01/2017
2 - 41 View Street, Pascoe Vale	\$821,500	04/07/2017
3 - 1/123 Derby Street, Pascoe Vale	\$900,000	11/11/2017