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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

3/11 Farrington 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)

Single Price

\$750,000

### Median sale price

Median price

\$692,500

Unit

X

Suburb

Pascoe Vale

Period - From

01/04/19

to

30/06/19

Source

REIV

### 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 unit	Price	Date of sale
1 – 17 Douglas Street, Pascoe Vale	\$739,250	31/05/19
2 – 8 Douglas Street, Pascoe Vale	\$800,158	10/05/19
3 – 6 Douglas Street, Pascoe Vale	\$775,253	10/05/19