

17 Pardy Street, Pascoe Vale Vic 3044

**McGrath**

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**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

Year ending September 2018: \$950,000



2 1 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 940 sqm approx

**Agent Comments**

940sqm block with approved plans/permits for three homes with double garages.

## Comparable Properties



**2 Westgate St PASCOE VALE SOUTH 3044 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,325,000

**Method:** Auction Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** House (Res)



**21 Lind St STRATHMORE 3041 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,250,000

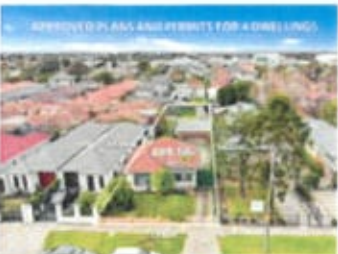
**Method:** Auction Sale

**Date:** 09/10/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 744 sqm approx



**126 Derby St PASCOE VALE 3044 (REI)**

**Agent Comments**

3 1 2

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 28/08/2018

**Rooms:** -

**Property Type:** House

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

## 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 17 Pardy Street, Pascoe Vale Vic 3044

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,300,000

#### Median sale price

Median price \$950,000 House X Unit Suburb Pascoe Vale

Period - From 01/10/2017 to 30/09/2018 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	2 Westgate St PASCOE VALE SOUTH 3044	\$1,325,000	15/12/2018
2	21 Lind St STRATHMORE 3041	\$1,250,000	09/10/2018
3	126 Derby St PASCOE VALE 3044	\$1,200,000	28/08/2018

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.~~