



3 2 1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$730,000
Median House Price
Year ending December 2018: \$950,000

Comparable Properties



145 Melville Rd PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 2 1

Price: \$765,000
Method: Sold Before Auction
Date: 25/10/2018
Rooms: -
Property Type: House (Res)



248 Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

2 1 2

Price: \$750,000
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 464 sqm approx



3 Tangyes St PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 11/01/2019
Rooms: -
Property Type: House

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

526 Bell Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$950,000

House

X

Unit

Suburb

Pascoe Vale
South

Period - From

01/01/2018

to

31/12/2018

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	145 Melville Rd PASCOE VALE SOUTH 3044	\$765,000	25/10/2018
2	248 Gaffney St PASCOE VALE 3044	\$750,000	24/11/2018
3	3 Tangyes St PASCOE VALE 3044	\$750,000	11/01/2019

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.~~