

31 Anderson Street, Pascoe Vale South Vic 3044

McGrath

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Indicative Selling Price

\$800,000 - \$850,000

Median House Price

March quarter 2018: \$971,000



3 1 1

Rooms:

Property Type: House

Land Size: 487 sqm approx

Agent Comments

Comparable Properties



11 Davern St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 1

Price: \$881,000

Method: Sold Before Auction

Date: 23/03/2018

Rooms: 5

Property Type: House (Res)



257 Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

2 1 2

Price: \$845,000

Method: Auction Sale

Date: 21/04/2018

Rooms: -

Property Type: House (Res)



16 Wicklow St PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$830,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 500 sqm approx

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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	31 Anderson Street, Pascoe Vale South Vic 3044
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Indicative selling price

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

Range between	\$800,000	&	\$850,000
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Median sale price

Median price	\$971,000	House	X	Unit		Suburb	Pascoe Vale South
Period - From	01/01/2018	to	31/03/2018	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	11 Davern St PASCOE VALE SOUTH 3044	\$881,000	23/03/2018
2	257 Gaffney St PASCOE VALE 3044	\$845,000	21/04/2018
3	16 Wicklow St PASCOE VALE 3044	\$830,000	17/03/2018

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.~~