

39 Lansdowne Street, Pascoe Vale South Vic 3044

McGrath

Michael Chan

03 8312 9222

0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

June quarter 2018: \$1,102,500



3 1 2

Rooms:

Property Type: House

Land Size: 759 sqm approx

Agent Comments

Comparable Properties



49 The Boulevard PASCOE VALE SOUTH 3044 (REI) **Agent Comments**

3 2 2

Price: \$1,090,000

Method: Private Sale

Date: 28/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 610 sqm approx



45 Pleasant St PASCOE VALE 3044 (REI) **Agent Comments**

3 1 2

Price: \$1,040,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)



2 Heathcote St PASCOE VALE 3044 (REI) **Agent Comments**

3 1 3

Price: \$1,006,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 664 sqm approx

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586

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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 39 Lansdowne Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,102,500 House ☒ Unit ☐ Suburb Pascoe Vale South
Period - From 01/04/2018 to 30/06/2018 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	49 The Boulevard PASCOE VALE SOUTH 3044	\$1,090,000	28/05/2018
2	45 Pleasant St PASCOE VALE 3044	\$1,040,000	24/02/2018
3	2 Heathcote St PASCOE VALE 3044	\$1,006,000	24/02/2018

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.~~