

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 35 Alexandra Street, Pascoe Vale 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price \$700,000

Median sale price

Median price \$807,500

Property type House

Suburb Pascoe Vale

Period - From 13/02/19

to

13/08/19

Source realestate.com.au

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 – 201 Cumberland Road, Pascoe Vale	\$680,000	05/04/19
2 – 5 Kaumple Street, Pascoe Vale	\$687,500	07/05/19
3 – 13 Wicklow Street, Pascoe Vale	\$726,000	27/05/19

This Statement of Information was prepared on: 20th August 2019