

### 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 9 Dorset Road, Pascoe Vale Vic 3044									
Indicative selling price									
For the meaning	of this price see	e consume	r.vic.gov.au	/underquoting					
Range between	\$710,000		&	\$760,000					
Median sale price									
Median price	\$816,250	House	Х	Suburb	Pascoe Vale				

## Comparable property sales

Period - From 01/01/2017

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Source REIV

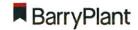
31/03/2017

Address of comparable property	Price	Date of sale
3/6 Olive Gr PASCOE VALE 3044	\$760,000	01/04/2017
1/17 Hazel Gr PASCOE VALE 3044	\$745,000	08/12/2016
1/22 Joffre Rd PASCOE VALE 3044	\$736,000	27/05/2017





Account - Barry Plant | P: 03 9350 1155 | F: 03 9350 5261







Rooms: 5

Property Type: House Land Size: 300 sqm Agent Comments

**Indicative Selling Price** \$710,000 - \$760,000 **Median House Price** March quarter 2017: \$816,250

# Comparable Properties



3/6 Olive Gr PASCOE VALE 3044 (REI)

3





Price: \$760,000 Method: Auction Sale Date: 01/04/2017 Rooms: 4

Property Type: Unit

Agent Comments



1/17 Hazel Gr PASCOE VALE 3044 (REI)

3



Price: \$745,000 Method: Private Sale Date: 08/12/2016

Rooms: 4

Property Type: Townhouse (Res)

Agent Comments



1/22 Joffre Rd PASCOE VALE 3044 (REI)

3





Price: \$736,000 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: Unit

Agent Comments

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