

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 consumer.vic.gov.au/underquoting

Range between \$710,000 & \$760,000

Median sale price

Median price \$816,250

House X

Suburb Pascoe Vale

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

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.

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



 3  1  2

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)

Agent Comments

 3  1  1

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



1/17 Hazel Gr PASCOE VALE 3044 (REI)

Agent Comments

 3  2  1

Price: \$745,000
Method: Private Sale
Date: 08/12/2016
Rooms: 4
Property Type: Townhouse (Res)



1/22 Joffre Rd PASCOE VALE 3044 (REI)

Agent Comments

 3  1  -

Price: \$736,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: Unit