

# STATEMENT OF INFORMATION

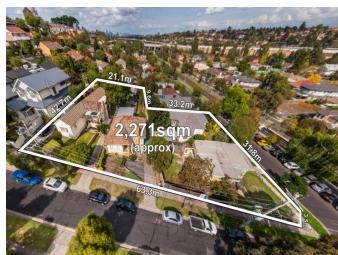
22 BURGUNDY STREET, PASCOE VALE, VIC 3044

PREPARED BY DECLAN GRANVILLE, PENNISI REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**22 BURGUNDY STREET, PASCOE VALE,**

3 2 1

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$880,000**

Provided by: Declan Granville, Pennisi Real Estate

## MEDIAN SALE PRICE



**PASCOE VALE, VIC, 3044**

Suburb Median Sale Price (House)

**\$870,000**

01 April 2017 to 31 March 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**24 MAGDALEN ST, PASCOE VALE SOUTH, VIC**

3 1 4

Sale Price

**\*\$920,000**

Sale Date: 10/11/2017

Distance from Property: 484m



**1 SEFTON ST, PASCOE VALE, VIC 3044**

3 1 1

Sale Price

**\*\$891,000**

Sale Date: 21/10/2017

Distance from Property: 964m



**5 MAIN ST, PASCOE VALE, VIC 3044**

3 2 1

Sale Price

**\$870,000**

Sale Date: 18/11/2017

Distance from Property: 1km



This report has been compiled on 05/04/2018 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

22 BURGUNDY STREET, PASCOE VALE, VIC 3044

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$880,000

Median sale price

Median price

\$870,000

House

X

Unit


Suburb

PASCOE VALE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
24 MAGDALEN ST, PASCOE VALE SOUTH, VIC 3044	*\$920,000	10/11/2017
1 SEFTON ST, PASCOE VALE, VIC 3044	*\$891,000	21/10/2017
5 MAIN ST, PASCOE VALE, VIC 3044	\$870,000	18/11/2017