

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 6a Ellenvale Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between \$1,100,000 & \$1,150,000

Median sale price

Median price \$987,500 House X Unit Suburb Pascoe Vale South

Period - From 01/01/2019 to 31/03/2019 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	5 Saunders St COBURG 3058	\$1,150,000	25/02/2019
2	39 Dale Av PASCOE VALE 3044	\$1,120,000	13/12/2018
3	7/74 Tinning St BRUNSWICK 3056	\$1,080,000	25/05/2019

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.

6a Ellenvale Avenue, Pascoe Vale South Vic 3044



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,150,000
Median House Price
March quarter 2019: \$987,500

Comparable Properties



5 Saunders St COBURG 3058 (REI)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 25/02/2019
Rooms: -
Property Type: House (Res)



39 Dale Av PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,120,000
Method: Auction Sale
Date: 13/12/2018
Rooms: -
Property Type: Townhouse (Res)



7/74 Tinning St BRUNSWICK 3056 (REI)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: Townhouse (Res)