

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 14/80 Mitchell Parade, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price \$520,000

Median sale price

Median price \$680,000 House Unit X Suburb Pascoe Vale South

Period - From 01/01/2018 to 31/12/2018 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	4/22 Park St PASCOE VALE 3044	\$550,000	19/09/2018
2	3/27 Danin St PASCOE VALE 3044	\$536,000	22/11/2018
3	2/363 Gaffney St PASCOE VALE 3044	\$515,000	13/09/2018

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.



 2  2  1

Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$520,000

Median Unit Price

Year ending December 2018: \$680,000

Comparable Properties



4/22 Park St PASCOE VALE 3044 (REI/VG)

Agent Comments

 2  1  2

Price: \$550,000

Method: Sold Before Auction

Date: 19/09/2018

Rooms: 5

Property Type: Apartment



3/27 Danin St PASCOE VALE 3044 (REI/VG)

Agent Comments

 2  2  1

Price: \$536,000

Method: Sold After Auction

Date: 22/11/2018

Rooms: 4

Property Type: Townhouse (Single)

Land Size: 105 sqm approx



2/363 Gaffney St PASCOE VALE 3044 (VG)

Agent Comments

 2  -  -

Price: \$515,000

Method: Sale

Date: 13/09/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)