

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

2/22 Irvine Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Pascoe Vale

Period - From 24/09/2018

to

23/09/2019

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	5/23 Stewart St PASCOE VALE 3044	\$705,000	07/08/2019
2	2/62 Cornwall Rd PASCOE VALE 3044	\$705,000	10/08/2019
3	2/3 Irvine St PASCOE VALE 3044	\$690,000	08/07/2019

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.~~

This Statement of Information was prepared on:

24/09/2019 09:12

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price

24/09/2018 - 23/09/2019: \$615,000



3 2 2

Property Type: Townhouse

Land Size: 134 sqm approx

Agent Comments

Comparable Properties



5/23 Stewart St PASCOE VALE 3044 (REI)

Agent Comments

3 2 2

Price: \$705,000

Method: Private Sale

Date: 07/08/2019

Property Type: Townhouse (Single)



2/62 Cornwall Rd PASCOE VALE 3044 (REI)

Agent Comments

3 1 1

Price: \$705,000

Method: Private Sale

Date: 10/08/2019

Rooms: 4

Property Type: Townhouse (Single)



2/3 Irvine St PASCOE VALE 3044 (REI/VG)

Agent Comments

3 1 2

Price: \$690,000

Method: Private Sale

Date: 08/07/2019

Property Type: Townhouse (Res)