

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	6/80 Mitchell Parade, Pascoe Vale South Vic 3044
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Indicative selling price

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

Range between	\$580,000	&	\$638,000
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Median sale price

Median price	\$684,500	House		Unit	X	Suburb	Pascoe Vale South
Period - From	01/07/2016	to	30/06/2017	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	4/103 Cumberland Rd PASCOE VALE 3044	\$600,000	10/04/2017
2	3/136 Derby St PASCOE VALE 3044	\$585,500	19/08/2017
3	8/80 Mitchell Pde PASCOE VALE SOUTH 3044	\$554,000	06/06/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$580,000 - \$638,000
Median Unit Price
Year ending June 2017: \$684,500

Comparable Properties



4/103 Cumberland Rd PASCOE VALE 3044 (REI/VG)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 10/04/2017
Rooms: 4
Property Type: Townhouse (Res)



3/136 Derby St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$585,500
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: Townhouse (Res)

8/80 Mitchell Pde PASCOE VALE SOUTH 3044 (VG)

Agent Comments



Price: \$554,000
Method: Sale
Date: 06/06/2017
Rooms: -
Property Type: Strata Unit/Flat