

Regan He 0396021699 0425168811 regan.he@vicprop.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/431-433 Gaffney Street, Pascoe Vale Vic 3044
Including suburb and	
postcode	

Indicative selling price

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

narige between \$340,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$540,000	&	\$560,000
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Median sale price

Median price	\$611,250	Hou	se	Unit	х		Suburb	Pascoe Vale
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.

Ad	dress of comparable property	Price	Date of sale
1	2/431 Gaffney St PASCOE VALE 3044	\$605,000	29/03/2019
2	2/6 Stewart St PASCOE VALE 3044	\$570,000	31/12/2018
3	2/16 Park St PASCOE VALE 3044	\$512,500	18/01/2019

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.

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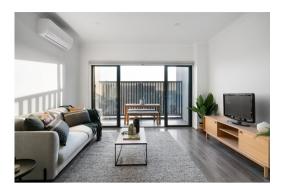


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Indicative Selling Price \$510,000 - \$550,000 Median Unit Price March quarter 2019: \$611,250





Property Type:
Agent Comments

Comparable Properties

2/431 Gaffney St PASCOE VALE 3044 (VG)

₽ -

Price: \$605,000 Method: Sale Date: 29/03/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/6 Stewart St PASCOE VALE 3044 (REI/VG)

-2

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Price: \$570,000 Method: Private Sale Date: 31/12/2018

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 82 sqm approx

Agent Comments



2/16 Park St PASCOE VALE 3044 (REI/VG)

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Price: \$512,500 Method: Private Sale Date: 18/01/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

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