

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 4/431-433 Gaffney Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price \$611,250 House Unit X 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.

	Address 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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Indicative Selling Price

\$510,000 - \$550,000

Median Unit Price

March quarter 2019: \$611,250



Rooms:

Property Type:

Agent Comments

Comparable Properties

2/431 Gaffney St PASCOE VALE 3044 (VG)

Agent Comments



Price: \$605,000

Method: Sale

Date: 29/03/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 31/12/2018

Rooms: 5

Property Type: Townhouse (Single)

Land Size: 82 sqm approx



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

Agent Comments



Price: \$512,500

Method: Private Sale

Date: 18/01/2019

Rooms: -

Property Type: Townhouse (Single)