

# 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

1/52 Warwick Road, Pascoe Vale Vic 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$1,000,000

### Median sale price

Median price \$615,500

Property Type Unit

Suburb Pascoe Vale

Period - From 16/09/2018

to 15/09/2019

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	91 Murray St COBURG 3058	\$1,100,000	27/07/2019
2	17 Win Malee St HADFIELD 3046	\$990,000	26/08/2019
3	34a Francis St COBURG 3058	\$950,000	15/07/2019

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:

16/09/2019 16:20

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**Indicative Selling Price**

\$1,000,000

**Median Unit Price**

16/09/2018 - 15/09/2019: \$615,500



4 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties

**91 Murray St COBURG 3058 (REI)**

Agent Comments

4 3 2

**Price:** \$1,100,000

**Method:** Auction Sale

**Date:** 27/07/2019

**Property Type:** House

**Land Size:** 215 sqm approx



**17 Win Malee St HADFIELD 3046 (REI)**

Agent Comments

4 2 1

**Price:** \$990,000

**Method:** Private Sale

**Date:** 26/08/2019

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**34a Francis St COBURG 3058 (REI)**

Agent Comments

4 2 2

**Price:** \$950,000

**Method:** Private Sale

**Date:** 15/07/2019

**Property Type:** Townhouse (Single)