

94 Balmoral Avenue, Pascoe Vale South Vic 3044

McGrath

Michael Chan

03 8312 9222

0417 324 202

michaelchan@mcgrath.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

Year ending December 2018: \$950,000



3 2 2

**Rooms:**

**Property Type:** House

**Land Size:** 533 sqm approx

**Agent Comments**

## Comparable Properties



**38 May St COBURG 3058 (REI)**

**Agent Comments**

3 1 -

**Price:** \$1,156,000

**Method:** Auction Sale

**Date:** 27/10/2018

**Rooms:** -

**Property Type:** House (Res)



**4 Royal Pde PASCOE VALE SOUTH 3044 (REI)** **Agent Comments**

3 2 1

**Price:** \$1,150,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House (Res)



**40 Devon Av COBURG 3058 (REI)**

**Agent Comments**

3 2 4

**Price:** \$1,145,000

**Method:** Private Sale

**Date:** 21/12/2018

**Rooms:** -

**Property Type:** House

## 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 94 Balmoral Avenue, Pascoe Vale South Vic 3044

#### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

#### Median sale price

Median price \$950,000 House X Unit Suburb Pascoe Vale South

Period - From 01/01/2018 to 31/12/2018 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 | 38 May St COBURG 3058              | \$1,156,000 | 27/10/2018   |
| 2 | 4 Royal Pde PASCOE VALE SOUTH 3044 | \$1,150,000 | 17/11/2018   |
| 3 | 40 Devon Av COBURG 3058            | \$1,145,000 | 21/12/2018   |

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.~~