

4/41 Warwick Road, Pascoe Vale Vic 3044

McGrath

Irene Androulidakis

03 8312 9222

0420 967 163

ireneandroulidakis@mcgrath.com.au

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

Year ending September 2018: \$616,000



3 1 2

Rooms: 5

Property Type: Townhouse

Land Size: 177 sqm approx

Agent Comments

Comparable Properties



2/3 Ashkanasy Av PASCOE VALE 3044 (REI)

Agent Comments

2 1 2

Price: \$624,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: Townhouse (Res)



2/148 Cumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$622,500

Method: Sold After Auction

Date: 05/12/2018

Rooms: 5

Property Type: Townhouse (Single)



2/49 Bollingbroke St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$620,000

Method: Sold Before Auction

Date: 04/12/2018

Rooms: 3

Property Type: Townhouse (Res)

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

4/41 Warwick Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$616,000

House

Unit

X

Suburb

Pascoe Vale

Period - From 01/10/2017

to

30/09/2018

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	2/3 Ashkanasy Av PASCOE VALE 3044	\$624,000	17/11/2018
2	2/148 Cumberland Rd PASCOE VALE 3044	\$622,500	05/12/2018
3	2/49 Bolingbroke St PASCOE VALE 3044	\$620,000	04/12/2018

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.~~