McGrath



Indicative Selling Price \$590,000 - \$640,000 • Median Unit Price

Year ending September 2018: \$616,000





Rooms: 5

Property Type: Townhouse Land Size: 177 sqm approx Agent Comments

Comparable Properties



2/3 Ashkanasy Av PASCOE VALE 3044 (REI)

Price: \$624,000 Method: Auction Sale Date: 17/11/2018

Rooms: -

Property Type: Townhouse (Res)



2/148 Cumberland Rd PASCOE VALE 3044

(REI)

...

Price: \$622,500 Method: Sold After Auction

Date: 05/12/2018

Rooms: 5

Property Type: Townhouse (Single)



2/49 Bolingbroke St PASCOE VALE 3044 (REI) Agent Comments

Price: \$620,000

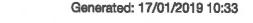
Method: Sold Before Auction

Date: 04/12/2018

Rooms: 3

Property Type: Townhouse (Res)

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586







Agent Comments

Agent Comments

McGrath

Irene Androulidakis 03 8312 9222 0420 967 163 ireneandroulidakis@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan

	Section 4/AF of the Estate Agents Act 19			
Property offered for	sale			
Address Including suburb and postcode	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	e Vale Vic 3044		
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$590	0,000 &	\$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 Cumberla	2 2/148 Cumberland Rd PASCOE VALE 3044			05/12/2018
3 2/49 Bolingbrok	2/49 Bolingbroke St PASCOE VALE 3044			04/12/2018

OR

The estate agent or agent's representative reasonably believes that fewer than three comparable **D*** properties were sold within two kilometres of the property for sale in the last six months.

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