

# STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and 1/ postcode

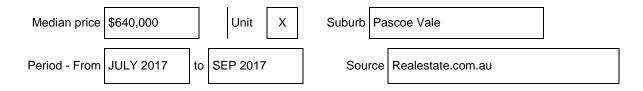
ourb and 1/102 Railway Crescent, Pascoe Vale

#### Indicative selling price

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

\$700,000 & \$760,000

### Median sale price



#### **Comparable property sales**

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 - 1/165 Boundary Road, Pascoe Vale   | \$703,000 | 23/08/2017   |
| 2 - 6/55 Pleasant Street, Pascoe Vale  | \$706,000 | 08/07/2017   |
| 3 - 1/307 Cumberland Road, Pascoe Vale | \$772,500 | 17/06/2017   |