

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

1/100 Pascoe Vale Road, Moonee Ponds Vic 3039

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$650,000

House

Unit

X

Suburb

Moonee Ponds

Period - From

01/10/2017

to

31/12/2017

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		

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.



Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
December quarter 2017: \$650,000

Comparable Properties



4 Butler St ESSENDON 3040 (REI)

Agent Comments



Price: \$1,067,500
Method: Auction Sale
Date: 10/02/2018
Rooms: -
Property Type: House (Res)



1a moule St BRUNSWICK WEST 3055 (REI)

Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 24/12/2017
Rooms: -
Property Type: Townhouse (Single)

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.