



3   2   2

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:**

Agent Comments

## Comparable Properties



**14/17-19 Northumberland Rd PASCOE VALE 3044 (REI)**

Agent Comments

3   2   1

**Price:** \$659,000

**Method:** Private Sale

**Date:** 13/04/2017

**Rooms:** 5

**Property Type:** Townhouse (Single)

**Land Size:**



**1c Adelaide St PASCOE VALE 3044 (REI)**

Agent Comments

3   1   1

**Price:** \$585,000

**Method:** Private Sale

**Date:** 22/02/2017

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:**



**2/36 Alpine Gr PASCOE VALE 3044 (REI)**

Agent Comments

3   -   -

**Price:** \$635,000

**Method:** Private Sale

**Date:** 11/01/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:**

## 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

1/48 Railway Parade, Pascoe Vale Vic 3044

#### Indicative selling price

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

Range between \$595,000 & \$650,000

#### Median sale price

Median price \$565,000

Unit X

Suburb Pascoe Vale

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|---|-----------|--------------|
| 14/17-19 Northumberland Rd PASCOE VALE 3044 | \$659,000 | 13/04/2017   |
| 1c Adelaide St PASCOE VALE 3044             | \$585,000 | 22/02/2017   |
| 2/36 Alpine Gr PASCOE VALE 3044             | \$635,000 | 11/01/2017   |