1/48 Railway Parade, Pascoe Vale Vic 3044



Ken Gu





Rooms: Property Type: Townhouse (Res) Land Size: Agent Comments

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Indicative Selling Price \$595,000 - \$650,000 **Median Unit Price** March quarter 2017: \$565,000

Comparable Properties



14/17-19 Northumberland Rd PASCOE VALE Agent Comments 3044 (REI) **---** 3 **60**1



Price: \$659,000 Method: Private Sale Date: 13/04/2017 Rooms: 5 Property Type: Townhouse (Single) Land Size:

Agent Comments



1c Adelaide St PASCOE VALE 3044 (REI)

2/36 Alpine Gr PASCOE VALE 3044 (REI)

бора -



Price: \$585.000 Method: Private Sale Date: 22/02/2017 Rooms: 4 Property Type: Townhouse (Res) Land Size:

Agent Comments



Price: \$635,000 Method: Private Sale Date: 11/01/2017 Rooms: -Property Type: Townhouse (Res) Land Size:

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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 1/48 Railway Parade, Pascoe Vale Vic 3044 Including suburb and postcode

Indicative selling price

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

Range betwee	n \$595,000			&	\$650,000				
Median sale price									
Median price	\$565,000	I	Unit	х	Subur	b Pascoe Vale			
Period - From	01/01/2017	to	31/03	3/2017	Source RE	IV			

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

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