

Irene Androulidakis

03 8312 9222

0420 967 163

ireneandroulidakis@mcgrath.com.au

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending September 2018: \$685,000



2 1 1

Rooms:

Property Type: townhouse

Land Size: 129 sqm approx

Agent Comments

Comparable Properties



2/157 Essex St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$628,000

Method: Auction Sale

Date: 04/08/2018

Rooms: 3

Property Type: Townhouse (Res)



3/418 Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

2 2 1

Price: \$622,500

Method: Private Sale

Date: 08/08/2018

Rooms: 4

Property Type: Townhouse (Single)



4/27 Surrey St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$616,000

Method: Auction Sale

Date: 22/09/2018

Rooms: -

Property Type: Townhouse (Res)

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	3/325 Ohea Street, Pascoe Vale South Vic 3044
---	---

Indicative selling price

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

Range between	\$580,000	&	\$620,000
---------------	-----------	---	-----------

Median sale price

Median price	\$685,000	House		Unit	X	Suburb	Pascoe Vale South
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	2/157 Essex St PASCOE VALE 3044	\$628,000	04/08/2018
2	3/418 Gaffney St PASCOE VALE 3044	\$622,500	08/08/2018
3	4/27 Surrey St PASCOE VALE 3044	\$616,000	22/09/2018

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.~~