

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	153 Derby Street, Pascoe Vale Vic 3044
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Indicative selling price

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

Range between	\$670,000	&	\$720,000
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Median sale price

Median price	\$857,000	House	X	Unit		Suburb	Pascoe Vale
Period - From	01/04/2019	to	30/06/2019	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	8 Yorkshire St PASCOE VALE 3044	\$768,000	06/04/2019
2	5 Kaumple St PASCOE VALE 3044	\$687,500	09/05/2019
3	108 Boundary Rd PASCOE VALE 3044	\$660,000	02/03/2019

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.~~