

Michael Chan

03 8312 9222

0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

March quarter 2018: \$615,000



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



2/34-36 Longview St PASCOE VALE 3044 (REI) Agent Comments

2 1 1

Price: \$515,000

Method: Private Sale

Date: 11/06/2018

Rooms: 4

Property Type: Unit



8 Birch Ct PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$510,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: Villa



3/36 Park St PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$505,000

Method: Auction Sale

Date: 05/05/2018

Rooms: 5

Property Type: Unit

Land Size: 143 sqm approx

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
Period - From to Source

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	2/34-36 Longview St PASCOE VALE 3044	\$515,000	11/06/2018
2	8 Birch Ct PASCOE VALE 3044	\$510,000	12/05/2018
3	3/36 Park St PASCOE VALE 3044	\$505,000	05/05/2018

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.~~