McGrath

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





Property Type: Unit Agent Comments

Comparable Properties



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

Price: \$515,000 Method: Private Sale Date: 11/06/2018 Rooms: 4 **Property Type:** Unit



8 Birch Ct PASCOE VALE 3044 (REI)

2

Price: \$510,000 Method: Auction Sale Date: 12/05/2018 Rooms: -

Property Type: Villa

Agent Comments



3/36 Park St PASCOE VALE 3044 (REI)

1 2

Price: \$505,000 Method: Auction Sale Date: 05/05/2018 Rooms: 5

Property Type: Unit Land Size: 143 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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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				
Including suburb and postcode	6/9-11 Kinross Street, Pascoe Vale Vic 3044			
Indicative selling pri	lce			
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between \$480	\$520,000			
Median sale price				
Median price \$615,0	Unit X Suburb Pascoe Vale			
Period - From 01/01/	2018 to 31/03/2018 Source REIV			
Comparable properi	ty 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.

Ad	dress 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

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.

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