

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

7/1 Heath Street Pascoe Vale 3044

Indicative selling price

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

Single price \$580,000

or range between

&

Median sale price

Median price \$525,000

*House

*unit x

Suburb
or locality Pascoe Vale

Period - From Oct 2016

to Sep 2017

Source Core Logic RP Data

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property in the last 6 months.

Address of comparable property	Price	Date of sale
1. 5/31 Hazel Grove Pascoe Vale	\$610,000	5/8/17
2. 1/13 Arnold Crt Pascoe Vale	\$600,000	5/8/17
3. 38/22-26 Pasoe St Pascoe Vale	\$620,000	6/9/17