

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

5 Tangyes Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$917,500

House

X

Unit

Suburb

Pascoe Vale

Period - From

01/04/2018

to

31/03/2019

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	194 Derby St PASCOE VALE 3044	\$775,000	06/04/2019
2	8 Yorkshire St PASCOE VALE 3044	\$768,000	06/04/2019
3	3 Tangyes St PASCOE VALE 3044	\$750,000	11/01/2019

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.



Rooms: 5

Property Type: House

Land Size: 493 sqm approx

Agent Comments

Comparable Properties



194 Derby St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$775,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 447 sqm approx



8 Yorkshire St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$768,000

Method: Auction Sale

Date: 06/04/2019

Rooms: -

Property Type: House (Res)

Land Size: 491 sqm approx



3 Tangyes St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 11/01/2019

Rooms: -

Property Type: House

Land Size: 492 sqm approx