

Irene Androulidakis 03 8312 9222 0420 967 163 ireneandroulidakis@mcgrath.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	5 Tangyes Street, Pascoe Vale Vic 3044
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Range between	\$750.000		\$800,000
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Median sale price

Median price	\$917,500	Hou	ise 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.

Ad	dress 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.

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> **Indicative Selling Price** \$750,000 - \$800,000 **Median House Price** Year ending March 2019: \$917,500



Rooms: 5

Property Type: House Land Size: 493 sqm approx

Agent Comments

Comparable Properties



194 Derby St PASCOE VALE 3044 (REI)





Price: \$775,000 Method: Auction Sale Date: 06/04/2019

Rooms: -

Property Type: House (Res) Land Size: 447 sqm approx

Agent Comments



8 Yorkshire St PASCOE VALE 3044 (REI)

-3





Price: \$768.000 Method: Auction Sale Date: 06/04/2019

Rooms: -

Property Type: House (Res) Land Size: 491 sqm approx

Agent Comments



3 Tangyes St PASCOE VALE 3044 (REI)



Price: \$750,000 Method: Private Sale Date: 11/01/2019

Rooms: -

Property Type: House Land Size: 492 sqm approx **Agent Comments**

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