

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

3a Yorkshire Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price

\$995,000

Median sale price

Median price

\$971,000

House

X

Unit

Suburb

Pascoe Vale

Period - From

01/07/2017

to

30/09/2017

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	2b Dale Av PASCOE VALE SOUTH 3044	\$942,000	29/07/2017
2	7 McGregor St PASCOE VALE 3044	\$935,000	05/08/2017
3	1/22 Archibald St PASCOE VALE 3044	\$900,000	12/08/2017

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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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.

3a Yorkshire Street, Pascoe Vale Vic 3044



3 2 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$995,000
Median House Price
September quarter 2017: \$971,000

Comparable Properties



2b Dale Av PASCOE VALE SOUTH 3044 (REI) **Agent Comments**

4 3 1

Price: \$942,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 8
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



7 McGregor St PASCOE VALE 3044 (REI) **Agent Comments**

3 2 2

Price: \$935,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: House (Res)



1/22 Archibald St PASCOE VALE 3044 (REI) **Agent Comments**

3 2 1

Price: \$900,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: Townhouse (Res)

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