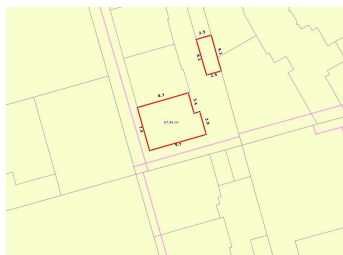


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5/4 DOUGLAS STREET, PASCOE VALE,

2 - -

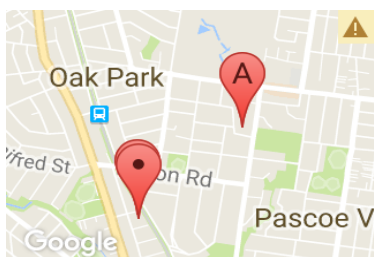
Indicative Selling Price

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

Single Price: **\$420,000**

Provided by: Andrew Pennisi, Pennisi Real Estate

MEDIAN SALE PRICE



PASCOE VALE, VIC, 3044

Suburb Median Sale Price (Unit)

\$570,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



8/121 NORTHUMBERLAND RD, PASCOE

2 1 1

Sale Price

***\$475,000**

Sale Date: 08/09/2017

Distance from Property: 944m



1/4 DOUGLAS ST, PASCOE VALE, VIC

2 1 -

Sale Price

***\$420,000**

Sale Date: 04/08/2017

Distance from Property: 32m



This report has been compiled on 09/11/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

5/4 DOUGLAS STREET, PASCOE VALE, VIC 3044

Indicative selling price

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

Single Price:

\$420,000

Median sale price

Median price

\$570,000

House

Unit

X


Suburb

PASCOE VALE

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|------------------------------------------------|------------|--------------|
| 8/121 NORTHUMBERLAND RD, PASCOE VALE, VIC 3044 | *\$475,000 | 08/09/2017 |
| 1/4 DOUGLAS ST, PASCOE VALE, VIC 3044 | *\$420,000 | 04/08/2017 |