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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

20 Essex Street Pascoe Vale VIC 3044

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000

## Median Sale Price

\$900,000 Houses in Pascoe vale between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**60 Kent Road Pascoe Vale VIC 3044**

 2  1  2

Sold Price **\$790,000** Sold Date **27-Jul-18**

Distance **0.74km**



**135 Kent Road Pascoe Vale VIC 3044**

 2  1  1

Sold Price **\$810,000** Sold Date **07-Jul-18**

Distance **1.04km**



**1 Dale Avenue Pascoe Vale VIC 3044**

 2  1  -

Sold Price **\$750,000** Sold Date **11-Apr-18**

Distance **1.05km**

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