

6 Zenith Street, Pascoe Vale Vic 3044

McGrath

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Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

Year ending December 2017: \$932,500



3 2 2

Rooms:

Property Type: House

Land Size: 605 sqm approx

Agent Comments

Comparable Properties



49 Hackett St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

2 1 2

Price: \$1,080,000

Method: Auction Sale

Date: 21/10/2017

Rooms: 3

Property Type: House (Res)

Land Size: 630 sqm approx

34 Melissa St STRATHMORE 3041 (REI)

Agent Comments

4 2 3

Price: \$1,075,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 610 sqm approx



32 Northumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

3 2 3

Price: \$1,060,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

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

6 Zenith Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$932,500 House ☒ Unit ☐ Suburb Pascoe Vale

Period - From 01/01/2017 to 31/12/2017 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	49 Hackett St PASCOE VALE SOUTH 3044	\$1,080,000	21/10/2017
2	34 Melissa St STRATHMORE 3041	\$1,075,000	18/11/2017
3	32 Northumberland Rd PASCOE VALE 3044	\$1,060,000	16/12/2017

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.~~