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Statement of Information

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Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale							
Address	145 Derby Street, Pascoe Vale Vic 3044						
Including suburb and							
postcode							

Indicative selling price

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

Range between \$875,000	&	\$950,000
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Median sale price

Median price	\$917,500	Hou	ıse X	Unit		Subur	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.

Add	dress of comparable property	Price	Date of sale
1	17 Francis St COBURG 3058	\$935,500	16/02/2019
2	20 Kevin St PASCOE VALE 3044	\$900,000	28/12/2018
3	193 Ohea St COBURG 3058	\$890,000	13/04/2019

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 \$875,000 - \$950,000 Median House Price Year ending March 2019: \$917,500



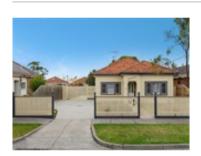


Rooms:

Property Type: House (Res)

Agent Comments

Comparable Properties



17 Francis St COBURG 3058 (REI)

3



6 4

Price: \$935,500 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: House (Res) **Land Size:** 545 sqm approx

20 Kevin St PASCOE VALE 3044 (REI)

-- 3





Price: \$900.000

Method: Sold Before Auction

Date: 28/12/2018

Rooms: -

Property Type: House (Res) **Land Size:** 464 sqm approx

193 Ohea St COBURG 3058 (REI)







Price: \$890,000 **Method:** Auction Sale **Date:** 13/04/2019

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments

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