

## 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 145 Derby Street, Pascoe Vale Vic 3044

#### Indicative selling price

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

Range between \$875,000 & \$950,000

#### Median sale price

Median price \$917,500 House  Unit  Suburb 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.

	Address 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



 3    1    1

**Rooms:**

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**17 Francis St COBURG 3058 (REI)**

Agent Comments

 3    1    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)**

Agent Comments

 3    1    2

**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)**

Agent Comments

 3    1    -

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** -

**Property Type:** House (Res)