

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 26 Joffre Road Pascoe Vale 3044

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*920,000 & 990,000

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$842,250 *House ☒ *unit ☐ Suburb Pascoe Vale

Period - From 30th April 2019 to 30th April 2019 Source REA

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 8 Bendigo Street Pascoe Vale 3044	\$999,000	23/03/2019
2 4 Arnold Court Pascoe Vale 3044	\$920,000	06/04/2019
3 39 Kent Road Pascoe Vale 3044	\$888,000	15/03/2019

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.~~