

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 44A Sussex Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$930,000 House X Unit Suburb Pascoe Vale South

Period - From 01/07/2018 to 30/06/2019 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	31 Derby St PASCOE VALE 3044	\$975,000	26/03/2019
2	48 Rodda St COBURG 3058	\$950,000	23/03/2019
3	2 The Lane PASCOE VALE SOUTH 3044	\$852,000	01/06/2019

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

\$950,000

Median House Price

Year ending June 2019: \$930,000



Rooms: 11

Property Type: Townhouse

Land Size: 260 sqm approx sqm
approx

Agent Comments

Comparable Properties



31 Derby St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$975,000

Method: Private Sale

Date: 26/03/2019

Rooms: 8

Property Type: Townhouse (Res)

Land Size: 300 sqm approx



48 Rodda St COBURG 3058 (REI)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 23/03/2019

Rooms: 5

Property Type: Townhouse (Res)



2 The Lane PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$852,000

Method: Auction Sale

Date: 01/06/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 180 sqm approx