

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	2/590 Bell Street, Pascoe Vale South Vic 3044
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Indicative selling price

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

Range between	\$470,000	&	\$505,000
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Median sale price

Median price	\$655,000	House		Unit	X	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		
2		
3		

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.

Michael Chan
03 8312 9222
0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price

\$470,000 - \$505,000

Median Unit Price

Year ending June 2019: \$655,000



Rooms:

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/1a View St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$501,000

Method: Auction Sale

Date: 25/05/2019

Rooms: -

Property Type: Townhouse (Res)



2/21 Alpine Gr PASCOE VALE 3044 (REI)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 20/07/2019

Rooms: -

Property Type: Townhouse (Single)

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.