McGrath

michaelchan@mcgrath.com.au

Michael Chan 03 8312 9222 0417 324 202

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

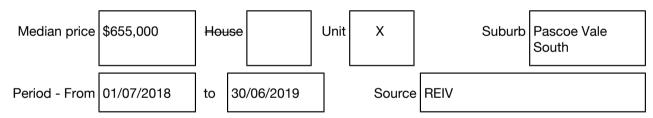
2/590 Bell Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between	\$470,000	&	\$505,000

Median sale price



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 sixmonths 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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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Rooms: Property Type: Townhouse (Res) Agent Comments 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

Comparable Properties



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

2/21 Alpine Gr PASCOE VALE 3044 (REI)



Price: \$501,000 Method: Auction Sale Date: 25/05/2019 Rooms: -Property Type: Townhouse (Res)

2

Agent Comments

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.

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propertydata

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