

# 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

19 Longview 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)

Single price \$1,425,000

### Median sale price

Median price \$853,500

Property Type House

Suburb Pascoe Vale

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	129 Mascoma St STRATHMORE 3041	\$1,410,000	18/06/2019
2	25 Roland Av STRATHMORE 3041	\$1,350,000	27/06/2019
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.~~

This Statement of Information was prepared on:

17/09/2019 12:33

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**Indicative Selling Price**

\$1,425,000

**Median House Price**

Year ending June 2019: \$853,500



**Property Type:** House  
**Land Size:** 609 sqm approx  
**Agent Comments**

## Comparable Properties



**129 Mascoma St STRATHMORE 3041 (REI/VG)** **Agent Comments**



**Price:** \$1,410,000  
**Method:** Sold Before Auction  
**Date:** 18/06/2019  
**Property Type:** House (Res)  
**Land Size:** 892 sqm approx



**25 Roland Av STRATHMORE 3041 (REI)** **Agent Comments**



**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 27/06/2019  
**Property Type:** House

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.