

## 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 1/366 Pascoe Vale Road, Strathmore Vic 3041

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$450,000

**Median sale price**

Median price \$785,000 House Unit X Suburb Strathmore

Period - From 01/07/2017 to 30/06/2018 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 | G06B/23 Cumberland Rd PASCOE VALE SOUTH 3044 | \$495,000 | 27/07/2018   |
| 2 | 5/3 Forbes St ESSENDON 3040                  | \$485,000 | 01/09/2018   |
| 3 | 115/1044-1046 Mt Alexander Rd ESSENDON 3040  | \$447,000 | 28/07/2018   |

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.



**Rooms:**  
**Property Type:**  
 Flat/Unit/Apartment (Res)  
 Agent Comments

**Indicative Selling Price**  
 \$450,000  
**Median Unit Price**  
 Year ending June 2018: \$785,000

## Comparable Properties

**G06B/23 Cumberland Rd PASCOE VALE  
 SOUTH 3044 (REI)**

Agent Comments



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 27/07/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**5/3 Forbes St ESSENDON 3040 (REI)**

Agent Comments



**Price:** \$485,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** -  
**Property Type:** Apartment



**115/1044-1046 Mt Alexander Rd ESSENDON  
 3040 (REI)**

Agent Comments



**Price:** \$447,000  
**Method:** Private Sale  
**Date:** 28/07/2018  
**Rooms:** 4  
**Property Type:** Apartment