

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

Indicative selling price

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

Range between &

Median sale price*

Median price House Unit Suburb

Period - From to Source

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	G08A/23-25 Cumberland Rd PASCOE VALE SOUTH 3044	\$388,000	14/03/2018
2	C104/23-25 Cumberland Rd PASCOE VALE 3044	\$372,500	04/05/2018
3	14/366 Pascoe Vale Rd STRATHMORE 3041	\$370,000	30/10/2017

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.~~

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



Rooms:
Property Type: Retail (Com)
Land Size: 288 sqm approx
 Agent Comments

Indicative Selling Price
 \$360,000 - \$385,000
No median price available

Comparable Properties

G08A/23-25 Cumberland Rd PASCOE VALE SOUTH 3044 (REI/VG) Agent Comments



Price: \$388,000
Method: Private Sale
Date: 14/03/2018
Rooms: -
Property Type: Apartment



C104/23-25 Cumberland Rd PASCOE VALE 3044 (REI) Agent Comments



Price: \$372,500
Method: Private Sale
Date: 04/05/2018
Rooms: -
Property Type: Apartment



14/366 Pascoe Vale Rd STRATHMORE 3041 (VG) Agent Comments



Price: \$370,000
Method: Sale
Date: 30/10/2017
Rooms: -
Property Type: Strata Unit/Flat