

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

1/2-4 Devon Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$620,000

&

\$660,000

Median sale price

Median price

\$930,000

House

X

Unit

Suburb

Pascoe Vale

Period - From

01/01/2018

to

31/12/2018

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	1/14 Quick St PASCOE VALE 3044	\$715,000	06/12/2018
2	11/35-37 Alpine Gr PASCOE VALE 3044	\$666,000	19/02/2019
3	5 Bailey Cr OAK PARK 3046	\$620,000	08/03/2019

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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3 2 2

Rooms:
Property Type: Strata Unit/Flat
Agent Comments
Townhouse

Indicative Selling Price
\$620,000 - \$660,000
Median House Price
Year ending December 2018: \$930,000

Comparable Properties



1/14 Quick St PASCOE VALE 3044 (REI/VG) **Agent Comments**

3 2 2

Price: \$715,000
Method: Sold Before Auction
Date: 06/12/2018
Rooms: -
Property Type: Townhouse (Res)



11/35-37 Alpine Gr PASCOE VALE 3044 (REI) **Agent Comments**

3 2 2

Price: \$666,000
Method: Private Sale
Date: 19/02/2019
Rooms: -
Property Type: House



5 Bailey Cr OAK PARK 3046 (REI) **Agent Comments**

3 2 2

Price: \$620,000
Method: Private Sale
Date: 08/03/2019
Rooms: 7
Property Type: Townhouse (Res)
Land Size: 172 sqm approx