

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

29 Westgate Street, Pascoe Vale South Vic 3044

Indicative selling price

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

Range between

\$865,000

&

\$951,500

Median sale price

Median price

\$680,000

House

Unit

X

Suburb

Pascoe Vale
South

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	1a Mayfield St COBURG 3058	\$1,150,000	25/07/2018
2	1a Sims St PASCOE VALE 3044	\$930,000	27/07/2018
3	4 Brentwood Av PASCOE VALE SOUTH 3044	\$850,000	22/09/2018

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.



4 3 2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$865,000 - \$951,500
Median Unit Price
Year ending June 2018: \$680,000

Comparable Properties



1a Mayfield St COBURG 3058 (REI)

Agent Comments

4 2 1

Price: \$1,150,000
Method: Sold Before Auction
Date: 25/07/2018
Rooms: 6
Property Type: Townhouse (Res)



1a Sims St PASCOE VALE 3044 (REI)

Agent Comments

4 2 2

Price: \$930,000
Method: Sold Before Auction
Date: 27/07/2018
Rooms: -
Property Type: House (Res)



4 Brentwood Av PASCOE VALE SOUTH 3044 (REI)

Agent Comments

4 3 2

Price: \$850,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)