

## 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

3 Keogh Court, 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)

Range between

\$790,000

&

\$869,000

#### Median sale price

Median price \$950,000

House

X

Unit

Suburb

Pascoe Vale

Period - From

01/10/2017

to

30/09/2018

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	12 Magnolia St OAK PARK 3046	\$897,200	20/10/2018
2	31 Rhodes Pde PASCOE VALE 3044	\$890,000	22/09/2018
3	212 Boundary Rd PASCOE VALE 3044	\$815,000	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:**  
 Agent Comments

**Indicative Selling Price**  
 \$790,000 - \$869,000  
**Median House Price**  
 Year ending September 2018: \$950,000

## Comparable Properties

**12 Magnolia St OAK PARK 3046 (REI)**

Agent Comments



**Price:** \$897,200  
**Method:** Auction Sale  
**Date:** 20/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 683 sqm approx



**31 Rhodes Pde PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$890,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 700 sqm approx



**212 Boundary Rd PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$815,000  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 685 sqm approx