

## 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

2 West Gate Street, Pascoe Vale South 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

\$1,250,000

&

\$1,375,000

#### Median sale price

Median price

\$1,060,000

House

X

Unit

Suburb

Pascoe Vale  
South

Period - From

01/07/2018

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	71 Eastgate St PASCOE VALE SOUTH 3044	\$1,400,000	19/10/2018
2	5 Waverley Pde PASCOE VALE SOUTH 3044	\$1,368,000	28/07/2018
3	8 Kinross St PASCOE VALE 3044	\$1,331,000	26/05/2018

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   2   4

**Rooms:**  
**Property Type:** House  
**Land Size:** 1045 sqm (approx)  
 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000 - \$1,375,000  
**Median House Price**  
 September quarter 2018: \$1,060,000

## Comparable Properties



**71 Eastgate St PASCOE VALE SOUTH 3044 (REI)**   [Agent Comments](#)

3   1   4

**Price:** \$1,400,000  
**Method:** Private Sale  
**Date:** 19/10/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 1258 sqm approx



**5 Waverley Pde PASCOE VALE SOUTH 3044 (REI)**   [Agent Comments](#)

4   1   2

**Price:** \$1,368,000  
**Method:** Auction Sale  
**Date:** 28/07/2018  
**Rooms:** -  
**Property Type:** House (Res)



**8 Kinross St PASCOE VALE 3044 (REI)**   [Agent Comments](#)

3   2   2

**Price:** \$1,331,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 725 sqm approx