

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	3/58 Railway Parade, Pascoe Vale Vic 3044

Indicative selling price

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

Range between	\$520,000	&	\$572,000

Median sale price

Median price	\$906,000	Hou	ise X	Unit		Suburb	Pascoe Vale
Period - From	01/04/2017	to	30/06/2017		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 2/107 Essex St PASCOE VALE 3044 \$565,000 21/02/2017 2 6/422 Gaffney St PASCOE VALE 3044 \$522,000 22/03/2017 3 2a Bolingbroke St PASCOE VALE 3044 \$520,000 22/04/2017

OR

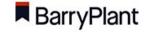
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9350 1155 | F: 03 9350 5261





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Rooms: Property Type: Agent Comments Indicative Selling Price \$520,000 - \$572,000 Median House Price June quarter 2017: \$906,000

Comparable Properties



2/107 Essex St PASCOE VALE 3044 (REI/VG)

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Price: \$565,000 Method: Private Sale Date: 21/02/2017 Rooms: 3

Property Type: Townhouse (Res) **Land Size:** 103.50 sqm approx

Agent Comments



6/422 Gaffney St PASCOE VALE 3044 (REI)

1 2

Price: \$522,000

Method: Sold Before Auction

Date: 22/03/2017 Rooms: 3

Property Type: Townhouse (Res)

Agent Comments



2a Bolingbroke St PASCOE VALE 3044

(REI/VG)

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Price: \$520,000 **Method:** Auction Sale **Date:** 22/04/2017

Rooms: 4

Property Type: Townhouse (Res) **Land Size:** 113 sqm approx

Agent Comments

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