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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

1/103 Sussex Street, Pascoe Vale 3044
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$630,000
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 & 

\$670,000
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### Median sale price

Median price 

\$660,000
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 Unit 

X
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 Suburb 

Pascoe Vale
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Period - From 

16/03/18
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 to 

12/09/18
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 Source 

RP Data
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### Comparable property sales

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 - 3/418 Gaffney Street, Pascoe Vale	\$622,500	08/08/18
2 - 3/14 Fawkner Road, Pascoe Vale	\$681,555	26/05/18
3 - 2/64 Cornwall Road, Pascoe Vale	\$640,000	21/04/18