

## 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 2/28 Westgate 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)

Single price \$759,000

#### 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	19 Eddie St PASCOE VALE 3044	\$780,000	01/07/2018
2	1/19 Greenwood St PASCOE VALE SOUTH 3044	\$770,000	12/05/2018
3	3/257 Ohea St PASCOE VALE SOUTH 3044	\$760,000	19/05/2018

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.



**Rooms:**

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**19 Eddie St PASCOE VALE 3044 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 01/07/2018

**Rooms:** -

**Property Type:** Townhouse (Single)



**1/19 Greenwood St PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments



**Price:** \$770,000

**Method:** Auction Sale

**Date:** 12/05/2018

**Rooms:** 5

**Property Type:** Townhouse (Res)



**3/257 Ohea St PASCOE VALE SOUTH 3044 (REI/VG)**

Agent Comments



**Price:** \$760,000

**Method:** Auction Sale

**Date:** 19/05/2018

**Rooms:** -

**Property Type:** Townhouse (Res)