

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 7/137 Northumberland Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$600,000 House Unit X 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	3/424 Gaffney St PASCOE VALE 3044	\$570,000	01/07/2017
2	5/137 Northumberland Rd PASCOE VALE 3044	\$560,000	20/05/2017
3	4/137 Northumberland Rd PASCOE VALE 3044	\$520,000	19/05/2017

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.

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Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
June quarter 2017: \$600,000



Rooms:
Property Type: Strata Unit/Flat
Land Size: 1685 sqm approx
Agent Comments

Comparable Properties

3/424 Gaffney St PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$570,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: Townhouse (Res)



5/137 Northumberland Rd PASCOE VALE 3044 Agent Comments (REI/VG)



Price: \$560,000
Method: Auction Sale
Date: 20/05/2017
Rooms: -
Property Type: Townhouse (Res)

4/137 Northumberland Rd PASCOE VALE 3044 Agent Comments (VG)



Price: \$520,000
Method: Sale
Date: 19/05/2017
Rooms: -
Property Type: Townhouse (Single)