

### 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 7/137 Northumberland Road, Pascoe Vale Vic 3044 Including suburb and postcode

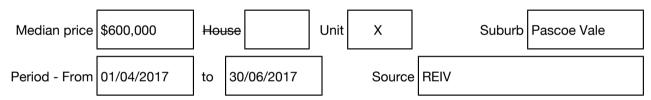
#### Indicative selling price

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

Range between \$500,000

&

#### Median sale price



\$550.000

#### 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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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



#### PETER LEAHY REAL ESTATE

#### A fitish approach





Rooms: Property Type: Strata Unit/Flat Land Size: 1685 sqm approx Agent Comments Christina Spiteri 9350 5588 0497 858 108 christina@peterleahy.com.au

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

## **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)

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