



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8/450 Bell Street,  
PASCOE VALE SOUTH 3044

House



2 beds



2 baths



1 parking

### Indicative selling price

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

**Range from \$590,000 -  
\$649,000**

### Median sale price

Median **House** for **PASCOE VALE SOUTH** for period **Apr 2017 - Jun 2017**  
Sourced from REIV.

**\$1,125,000**

### 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 the most comparable to the property for sale.

**251 Bell Street,** Price **\$760,000** Sold 08 July 2017  
Coburg 3058

**28 Gallipoli Parade,** Price **\$750,000** Sold 24 April 2017  
Pascoe Vale South 3044

**75 Queen Street,** Price **\$775,000** Sold 13 May 2017  
Coburg 3058

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

### Contact agents



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