

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 3/136 Derby Street, Pascoe Vale Vic 3044

**Indicative selling price**

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

Range between \$520,000 & \$560,000

**Median sale price**

Median price \$600,000 Unit X Suburb Pascoe Vale  
 Period - From 01/04/2017 to 30/06/2017 Source REIV

**Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
2/8 Stewart St PASCOE VALE 3044	\$580,000	22/07/2017
1a Braeside St PASCOE VALE 3044	\$557,500	25/07/2017
16/43 Arndt Rd PASCOE VALE 3044	\$541,000	22/07/2017