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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	1/366 Pascoe Vale Road, Strathmore Vic 3041
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$790,000	Hou	Ise	Unit	Х	Suburb	Strathmore
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

Α* 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

Ad	dress of comparable property	Price	Date of sale
1	G08/324 Pascoe Vale Rd ESSENDON 3040	\$525,000	01/11/2017
2	106/316 Pascoe Vale Rd ESSENDON 3040	\$480,000	14/02/2018
3	2-12/324 Pascoe Vale Rd ESSENDON 3040	\$473,000	05/01/2018

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.

Account - VICPROP















Rooms: **Property Type:**

Flat/Unit/Apartment (Res) Agent Comments

Indicative Selling Price \$495,000 **Median Unit Price**

Year ending December 2017: \$790,000

Comparable Properties



G08/324 Pascoe Vale Rd ESSENDON 3040

(REI)







Price: \$525,000 Method: Private Sale Date: 01/11/2017

Rooms: 4

Property Type: Apartment

Agent Comments



106/316 Pascoe Vale Rd ESSENDON 3040

(REI)







Price: \$480,000 Method: Private Sale Date: 14/02/2018

Rooms: -

Property Type: Unit

Agent Comments



2-12/324 Pascoe Vale Rd ESSENDON 3040

(REI)









Price: \$473,000 Method: Private Sale Date: 05/01/2018

Rooms: 3

Property Type: Apartment

Agent Comments

Account - VICPROP





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.

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