

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

1/366 Pascoe Vale Road, Strathmore Vic 3041

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$495,000

Median sale price

Median price \$790,000

House

Unit

X

Suburb

Strathmore

Period - From 01/01/2017

to

31/12/2017

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 | 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.



2
 -
 1

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)

Agent Comments

2
 1
 1

Price: \$525,000
Method: Private Sale
Date: 01/11/2017
Rooms: 4
Property Type: Apartment



106/316 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments

2
 1
 1

Price: \$480,000
Method: Private Sale
Date: 14/02/2018
Rooms: -
Property Type: Unit



2-12/324 Pascoe Vale Rd ESSENDON 3040 (REI)

Agent Comments

2
 1
 1

Price: \$473,000
Method: Private Sale
Date: 05/01/2018
Rooms: 3
Property Type: Apartment