

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

13/4-10 Prospect Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$595,000

&

\$650,000

Median sale price

Median price \$625,000

House

Unit

X

Suburb

Pascoe Vale

Period - From 01/04/2019

to

30/06/2019

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	3/307 Cumberland Rd PASCOE VALE 3044	\$655,000	14/06/2019
2	4/74 Austin Cr PASCOE VALE 3044	\$630,000	02/08/2019
3	3/15 Winifred St OAK PARK 3046	\$626,000	23/03/2019

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.

13/4-10 Prospect Street, Pascoe Vale Vic 3044

 2  2  1

Rooms: 3

Property Type: Town Home (NEW)

Agent Comments

Brand new town home with wrap around North /West courtyard.Natural light and space showcase the premium finishes and fittings.Walk to Pascoe Vale Rail Station, shopping, schools and extensive parkland. the perfect home or great addition to rental portfolio.

Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

June quarter 2019: \$625,000

Comparable Properties



3/307 Cumberland Rd PASCOE VALE 3044 (REI)

Agent Comments

 2  2  1

Price: \$655,000

Method: Sold Before Auction

Date: 14/06/2019

Rooms: -

Property Type: Townhouse (Res)

4/74 Austin Cr PASCOE VALE 3044 (REI)

Agent Comments

 2  2  1

Price: \$630,000

Method: Sold Before Auction

Date: 02/08/2019

Rooms: -

Property Type: Townhouse (Res)



3/15 Winifred St OAK PARK 3046 (REI)

Agent Comments

 2  2  1

Price: \$626,000

Method: Auction Sale

Date: 23/03/2019

Rooms: -

Property Type: Townhouse (Res)

Land Size: 138 sqm approx