

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 3/12 Callander Road, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$470,000 & \$500,000

Median sale price

Median price \$625,000 Property Type Unit 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.

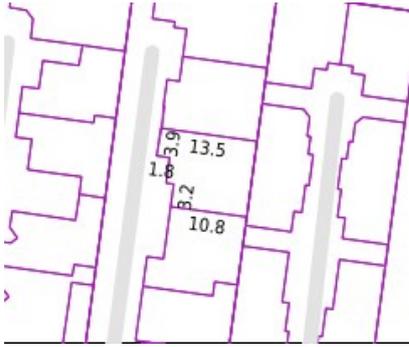
	Address of comparable property	Price	Date of sale
1	2/6-8 Keogh Ct PASCOE VALE 3044	\$480,000	11/06/2019
2	4/19 Bristol Rd PASCOE VALE 3044	\$475,000	18/09/2019
3	2/11 Callander Rd PASCOE VALE 3044	\$460,000	13/04/2019

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.~~

This Statement of Information was prepared on: 30/09/2019 18:26

3/12 Callander Road, Pascoe Vale Vic 3044



2 1 2

Rooms: 4

Property Type: Villa Home (Single Level)

Agent Comments

Indicative Selling Price

\$470,000 - \$500,000

Median Unit Price

June quarter 2019: \$625,000

Comparable Properties



2/6-8 Keogh Ct PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 11/06/2019

Property Type: Villa

4/19 Bristol Rd PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$475,000

Method: Sold Before Auction

Date: 18/09/2019

Property Type: Unit

2/11 Callander Rd PASCOE VALE 3044 (REI)

Agent Comments

2 1 1

Price: \$460,000

Method: Auction Sale

Date: 13/04/2019

Property Type: Unit

Account - Raine & Horne Brunswick | P: 03 9384 0000 | F: 03 93840577



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.