

4 Collings Court, Pascoe Vale Vic 3044



3 Bed 1 Bath 2 Car
Property Type: House
Land Size: 585 sqm approx.
Indicative Selling Price
 \$750,000 - \$780,000
Median House Price
 Year ending June 2018: \$955,000

Comparable Properties



135 Kent Road, Pascoe Vale 3044 (REI/VG)
3 Bed 1 Bath 1 Car
Price: \$810,000
Method: Auction Sale
Date: 07/07/2018
Property Type: House (Res)
Land Size: 505 sqm approx.
Agent Comments: Same accommodation and condition, inferior location, slightly bigger land size



60 Kent Road, Pascoe Vale 3044 (REI)
2 Bed 1 Bath 2 Car
Price: \$790,000
Method: Private Sale
Date: 27/07/2018
Property Type: House
Land Size: 521 sqm approx.
Agent Comments: Same accommodation, inferior condition original, superior land size



1 Dale Avenue, Pascoe Vale 3-44 (REI/VG)
2 Bed 1 Bath
Price: \$750,000
Method: Private Sale
Date: 10/04/2018
Property Type: House (Res)
Land Size: 502 sqm approx.
Agent Comments: Inferior condition, original and never renovated. Superior land size

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

4 Collings Court, Pascoe Vale Vic 3044
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Indicative selling price

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

Range between &

Median sale price

Median price House Suburb

Period - From to Source

Comparable property sales

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
135 Kent Road, PASCOE VALE 3044	\$810,000	07/07/2018
60 Kent Road, PASCOE VALE 3044	\$790,000	27/07/2018
1 Dale Avenue, PASCOE VALE 3044	\$750,000	10/04/2018