

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

4/19 Bristol Road, Pascoe Vale, VIC 3044



Indicative selling price

Range between

\$ 440,000 - \$480,000

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

Median sale price

Median price

\$ 607,500

Unit

*Delete house or unit as applicable

Suburb

PASCOE VALE

Period

27/02/2019 - 26/08/2019

Source

Price Finder

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



2/21 Alpine Grove
Pascoe Vale

2 1 1

Sold Price *\$495,000
Date Sold 20/07/2019
Land 97 sqm



2/45 Landells Road
Pascoe Vale

2 1 1

Sold Price \$450,000
Date Sold 12/04/2019
Land 183 sqm



4/49 Austin Crescent
Pascoe Vale

2 1 1

Sold Price \$490,000
Date Sold 12/04/2019
Land 174 sqm