



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

259 Ohea Street, Pascoe Vale South, VIC 3044

INDICATIVE SELLING PRICE

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

Single Price \$1,500,000

MEDIAN SALE PRICE

Median price \$945,000 | House | Pascoe Vale (3044)

Period - From 1 July 2017 to 30 September 2017 | Source - Propertydata1

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
1 NORTHUMBERLAND RD, PASCOE VALE VIC 3044	\$1,620,000	23/09/2017
25 NORTHUMBERLAND RD, PASCOE VALE VIC 3044	\$1,600,000	07/08/2017
9 MITCHELL PDE, PASCOE VALE SOUTH VIC 3044	\$1,125,000	22/09/2017