

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 3/1 Snell Grove
Pascoe Vale
Including suburb and 3044
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ _____ or range between \$*640,000 & \$690,000

Median sale price

(*Delete or tick if house or unit as applicable)

Median price \$570000 *House *unit Suburb Pascoe Vale

Period - From 04/06/2018 to 04/06/2018 Source REA

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 1/2 Douglas Street Pascoe Vale	\$650,000	05/05/2018
2 4/2 Perkin Avenue Pascoe Vale	\$710,000	24/04/2018
3 2/25 Devon Road Pascoe Vale	\$690,000	31/03/2018

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.