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	3/115 Landells Road, Pascoe Vale Vic 3044

Indicative selling price

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

Single price $570,000

Median sale price

Median price $590,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/07/2019 to 30/09/2019 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	2/153 Essex St PASCOE VALE 3044	$585,000	10/08/2019
2	2/32 View St PASCOE VALE 3044	$567,500	07/09/2019
3	1/11 Sage St PASCOE VALE 3044	$565,000	15/06/2019

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: 25/11/2019 14:52

3/115 Landells Road, Pascoe Vale Vic 3044

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2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$570,000
Median Unit Price
September quarter 2019: $590,000

Comparable Properties



2/153 Essex St PASCOE VALE 3044 (REI)

2 1 1

Price: $585,000
Method: Auction Sale
Date: 10/08/2019
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments



2/32 View St PASCOE VALE 3044 (REI)

2 1 1

Price: $567,500
Method: Auction Sale
Date: 07/09/2019
Property Type: Townhouse (Res)

Agent Comments



1/11 Sage St PASCOE VALE 3044 (REI)

2 2 1

Price: $565,000
Method: Auction Sale
Date: 15/06/2019
Property Type: Townhouse (Res)

Agent Comments

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.