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<br>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

Range between $530,000 & $570,000

## Median sale price

Median price $699,000 Property Type Unit Suburb Pascoe Vale

Period - From 01/07/2021 to 30/06/2022 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 | 4/30 Rodings St HADFIELD 3046 | $570,000 | 08/02/2022 |
| 2 | 2a Cosmos St GLENROY 3046 | $565,000 | 19/03/2022 |
| 3 | 411b Gaffney St PASCOE VALE 3044 | $555,000 | 04/06/2022 |

**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: 22/07/2022 13:38

# 3/115 Landells Road, Pascoe Vale Vic 3044



2 2 1

**Property Type:** Townhouse (Single)

Agent Comments

**Indicative Selling Price**
$530,000 - $570,000
**Median Unit Price**
Year ending June 2022: $699,000

## Comparable Properties



**4/30 Rodings St HADFIELD 3046 (REI)**

2 2 1

**Price:** $570,000
**Method:** Sold Before Auction
**Date:** 08/02/2022
**Rooms:** 4
**Property Type:** Townhouse (Res)
**Land Size:** 114 sqm approx

Agent Comments

**2a Cosmos St GLENROY 3046 (REI)**

2 1 1

**Price:** $565,000
**Method:** Auction Sale
**Date:** 19/03/2022
**Property Type:** Unit

Agent Comments



**411b Gaffney St PASCOE VALE 3044 (REI)**

2 2 1

**Price:** $555,000
**Method:** Private Sale
**Date:** 04/06/2022
**Property Type:** Townhouse (Res)

Agent Comments

**Account** - alexkarbon | P: 03 9326 8883 | F: 03 9329 5884

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