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 Including suburb and postcode	2/91 Park Street, Pascoe Vale

Indicative selling price

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

Single price	$380,000

Median sale price

(*Delete house or unit as applicable)

Median price	$485,000	*Unit	X	Suburb	Pascoe Vale
Period - From	JAN 2017	to	APRIL 2017	Source	Realestate.com.au

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 – 6/64 Snell Grove, Oak Park	$385,000	02/2017
2 – 6/656 Pascoe Vale Road, Oak Park	$430,000	01/2017
3 – 4/26 Gladstone Parade, Glenroy	$342,000	03/2017