

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

21 Mckeeon Avenue, Pascoe Vale South Vic 3044

Indicative selling price

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

Single price \$1,120,000

Median sale price

Median price \$890,000

House

X

Unit

Suburb

Pascoe Vale
South

Period - From 01/10/2018

to 31/12/2018

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	31 Station St COBURG 3058	\$1,150,000	11/12/2018
2	218 Napier St STRATHMORE 3041	\$1,100,000	30/11/2018
3	11 Magdalen St PASCOE VALE SOUTH 3044	\$1,014,000	06/04/2019

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.



Rooms:
Property Type: House
Land Size: 625sqm sqm approx
Agent Comments

Indicative Selling Price
\$1,120,000

Median House Price
December quarter 2018: \$890,000

Comparable Properties



31 Station St COBURG 3058 (REI/VG)

Agent Comments



Price: \$1,150,000
Method: Sold Before Auction
Date: 11/12/2018
Rooms: 5
Property Type: House (Res)
Land Size: 587 sqm approx



218 Napier St STRATHMORE 3041 (REI/VG)

Agent Comments



Price: \$1,100,000
Method: Sold Before Auction
Date: 30/11/2018
Rooms: 6
Property Type: House (Res)
Land Size: 658 sqm approx



11 Magdalen St PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$1,014,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House