

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 HELIOPOLIS STREET, PASCOE VALE

3 1 1

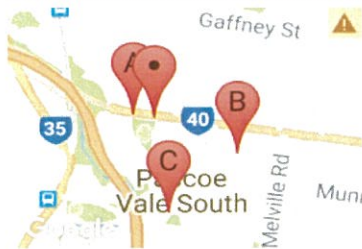
Indicative Selling Price

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

Price Range: **\$950,000 to \$1,000,000**

Provided by: George Ioannou, Harcourts Preston

MEDIAN SALE PRICE



PASCOE VALE SOUTH, VIC, 3044

Suburb Median Sale Price (House)

\$865,000

01 April 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



82 MITCHELL PDE, PASCOE VALE SOUTH, VIC

4 2 1

Sale Price

***\$935,000**

Sale Date: 08/03/2017

Distance from Property: 141m



79 WAVERLEY PDE, PASCOE VALE SOUTH, VIC

3 2 2

Sale Price

\$1,205,000

Sale Date: 13/12/2016

Distance from Property: 629m



5 GALLIPOLI PDE, PASCOE VALE SOUTH, VIC

3 1 2

Sale Price

\$900,000

Sale Date: 10/12/2016

Distance from Property: 720m



This report has been compiled on 28/06/2017 by Harcourts Preston. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

29 HELIOPOLIS STREET, PASCOE VALE SOUTH, VIC 3044

Indicative selling price

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Price Range: \$950,000 to \$1,000,000

Median sale price

Median price

\$865,000

House

Unit

Suburb

PASCOE VALE
SOUTH

Period

01 April 2016 to 31 March 2017

Source



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
82 MITCHELL PDE, PASCOE VALE SOUTH, VIC 3044	*\$935,000	08/03/2017
79 WAVERLEY PDE, PASCOE VALE SOUTH, VIC 3044	\$1,205,000	13/12/2016
5 GALLIPOLI PDE, PASCOE VALE SOUTH, VIC 3044	\$900,000	10/12/2016