

## 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  
17 Langtree Avenue, Pascoe Vale South Vic 3044

##### Indicative selling price

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

Single price \$985,000

##### Median sale price

Median price	\$1,102,500	House	X	Unit		Suburb	Pascoe Vale South
Period - From	01/04/2018	to	30/06/2018	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	12 Cantala St PASCOE VALE SOUTH 3044	\$1,040,000	02/07/2018
2	10 Somali St PASCOE VALE SOUTH 3044	\$1,020,000	26/05/2018
3	571 Moreland Rd PASCOE VALE SOUTH 3044	\$950,000	30/06/2018

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.


**Indicative Selling Price**

\$985,000

**Median House Price**

June quarter 2018: \$1,102,500

**Rooms:** 5

**Property Type:** House

**Land Size:** 601 sqm approx

**Agent Comments**

Double fronted brick home offering 3 bed, formal living, 1 bath, long side drive with LUG. Comfortable condition with potential for tomorrow. On 601sqm approx with approved plans & permits for 2 townhouses. Located in Coonan's Hill.

## Comparable Properties


**12 Cantala St PASCOE VALE SOUTH 3044 (REI)**

**Price:** \$1,040,000

**Method:** Private Sale

**Date:** 02/07/2018

**Rooms:** -

**Property Type:** House

**Agent Comments**

Weatherboard home on 503sqm approx.


**10 Somali St PASCOE VALE SOUTH 3044 (REI)**

**Price:** \$1,020,000

**Method:** Auction Sale

**Date:** 26/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Agent Comments**

1 less bedroom and on a smaller block 588sqm approx.


**571 Moreland Rd PASCOE VALE SOUTH 3044 (REI)**

**Price:** \$950,000

**Method:** Auction Sale

**Date:** 30/06/2018

**Rooms:** 6

**Property Type:** House

**Land Size:** 500 sqm approx

**Agent Comments**

Located on a main road, on smaller land 500sqm approx.