

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.



3 1 2

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.

Indicative Selling Price

\$985,000

Median House Price

June quarter 2018: \$1,102,500

Comparable Properties



12 Cantala St PASCOE VALE SOUTH 3044 (REI)

3 1 1

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)

2 1 2

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)

4 1 2

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.