

STATEMENT OF INFORMATION

50 WAVERLEY PARADE, PASCOE VALE SOUTH, VIC 3044

PREPARED BY GRANTHAM REAL ESTATE, 2 GRANTHAM STREET BRUNSWICK WEST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



50 WAVERLEY PARADE, PASCOE VALE

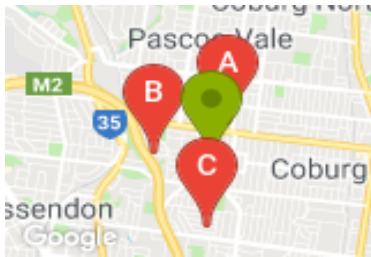
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Indicative Selling Price

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

Single Price: **\$919,000**

MEDIAN SALE PRICE



PASCOE VALE SOUTH, VIC, 3044

Suburb Median Sale Price (House)

\$950,500

01 April 2018 to 31 March 2019

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.



8 HATTER ST, PASCOE VALE SOUTH, VIC 3044

2 1 1

Sale Price

\$890,000

Sale Date: 28/09/2018

Distance from Property: 554m



21 WHEELER ST, PASCOE VALE SOUTH, VIC

3 2 1

Sale Price

\$890,000

Sale Date: 11/12/2018

Distance from Property: 761m



19 DISRAELI GR, PASCOE VALE SOUTH, VIC

3 1 3

Sale Price

\$900,000

Sale Date: 23/11/2018

Distance from Property: 973m



This report has been compiled on 08/05/2019 by Grantham Real Estate. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

50 WAVERLEY PARADE, PASCOE VALE SOUTH, VIC 3044

Indicative selling price

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

Single Price: \$919,000

Median sale price

Median price \$950,500

House

Unit

Suburb PASCOE VALE SOUTH

Period 01 April 2018 to 31 March 2019

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
8 HATTER ST, PASCOE VALE SOUTH, VIC 3044	\$890,000	28/09/2018
21 WHEELER ST, PASCOE VALE SOUTH, VIC 3044	\$890,000	11/12/2018
19 DISRAELI GR, PASCOE VALE SOUTH, VIC 3044	\$900,000	23/11/2018