

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 13/366 Pascoe Vale Road, STRATHMORE 3041

Indicative selling price

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

Range \$355,000 - \$365,000

Median sale price

Median **Unit** for **STRATHMORE** for period **Sep 2018 - Sep 2019**

Sourced from **Agents Advice**.

\$410,000

Comparable property sales

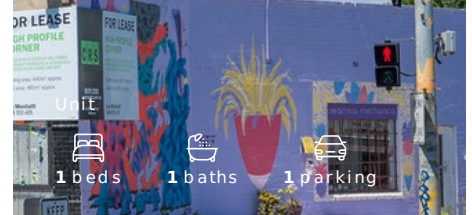
The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Important Advice: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of only 1 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful.

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Agents Advice.



Biggin & Scott Craigieburn

Shop 20 Craigieburn Plaza,
Craigieburn VIC 3064

Contact agents



Ralph De Marchi
Biggin & Scott

03 9308 3999
0416 164 806

ralph.demarchi@bigginscott.com.au