

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

1/106 BOUNDARY ROAD PASCOE VALE VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$845,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

1/27 DORSET ROAD PASCOE VALE VIC 3044	\$855,000	21-Oct-23
1/30 SNELL GROVE PASCOE VALE VIC 3044	\$890,000	25-Oct-23
3/48 PROSPECT STREET PASCOE VALE VIC 3044	\$920,000	05-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 22 November 2023



1/27 DORSET ROAD PASCOE VALE Sold Price

^{RS} **\$855,000** Sold Date **21-Oct-23**

3 1 2

Distance **0.74km**



1/30 SNELL GROVE PASCOE VALE Sold Price

^{RS} **\$890,000** Sold Date **25-Oct-23**

3 2 2

Distance **1.71km**



3/48 PROSPECT STREET PASCOE VALE Sold Price

^{RS} **\$920,000** Sold Date **05-Oct-23**

3 2 2

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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