

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

1/222 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2023

to

31 May 2024

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

2/58 PARK STREET PASCOE VALE VIC 3044	\$820,000	21-Feb-24
1/2A DEVON ROAD PASCOE VALE VIC 3044	\$820,000	20-Mar-24
1/106 BOUNDARY ROAD PASCOE VALE VIC 3044	\$822,200	09-Feb-24

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: 05 June 2024



2/58 PARK STREET PASCOE VALE VIC 3044 Sold Price **\$820,000** Sold Date **21-Feb-24**
 Distance **1.65km**
 4 beds 2 bathrooms 2 cars



1/2A DEVON ROAD PASCOE VALE VIC 3044 Sold Price ^{RS} **\$820,000** Sold Date **20-Mar-24**
 Distance **0.97km**
 4 beds 3 bathrooms 2 cars



1/106 BOUNDARY ROAD PASCOE VALE VIC 3044 Sold Price ^{RS} **\$822,200** Sold Date **09-Feb-24**
 Distance **0.96km**
 4 beds 3 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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