

## 10/88 Landells Road, Pascoe Vale Vic 3044



**1 Bed 1 Bath 1 Car**

**Property Type:**

Flat/Unit/Apartment (Res)

**Indicative Selling Price**

\$350,000 - \$365,000

**Median House Price**

Year ending March 2024: \$635,000

## Comparable Properties



**209A/23 Cumberland Road, Pascoe Vale South 3044 (VG)**

**1 Bed 1 Bath Car**

**Price:** \$370,000

**Method:** Sale

**Date:** 31/01/2024

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit

**Agent Comments:** One bedroom apartment with a balcony.



**108B/23 Cumberland Road, Pascoe Vale South 3044 (REI)**

**1 Bed 1 Bath 1 Car**

**Price:** \$335,500

**Method:** Private Sale

**Date:** 06/02/2024

**Rooms:** 2

**Property Type:** Apartment

**Land Size:** 58 sqm approx

**Agent Comments:** One bedroom apartment with a north facing balcony.



**121/146 Boundary Road, Pascoe Vale 3044 (VG)**

**1 Bed 1 Bath Car**

**Price:** \$335,000

**Method:** Sale

**Date:** 12/03/2024

**Property Type:** Retirement Village Individual Flat/Unit

**Agent Comments:** One bedroom villa unit with a courtyard

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or locality and postcode

10/88 Landells Road, Pascoe Vale Vic 3044
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000 & \$365,000

#### Median sale price

Median price \$635,000 Unit x Suburb Pascoe Vale

Period - From 01/04/2023 to 31/03/2024 Source REIV

#### 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
209A/23 Cumberland Road, PASCOE VALE SOUTH 3044	\$370,000	31/01/2024
108B/23 Cumberland Road, PASCOE VALE SOUTH 3044	\$335,500	06/02/2024
121/146 Boundary Road, PASCOE VALE 3044	\$335,000	12/03/2024

This Statement of Information was prepared on:

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