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.



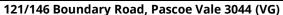
108B/23 Cumberland Road, Pascoe Vale South 3044 (REI)

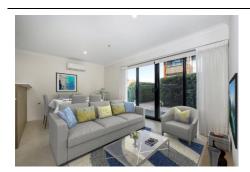
1 Bed 1 Bath 1 Car Price: \$335,500 Method: Private Sale Date: 06/02/2024 Rooms: 2

Property Type: Apartment **Land Size:** 58 sqm approx

Agent Comments: One bedroom apartment with a north

facing balcony.





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

Propert	y offe	ered fo	r sale

Address Including suburb or locality and postcode 10/88 Landells Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see 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: 12/06/2024 11:33

