Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 214 Boundary Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betwee	\$1,000,000		&		\$1,100,000					
Median sale p	rice									
Median price	\$1,225,000	Pro	operty Type	Hou	ISE		Suburb	Pascoe Vale		
Period - From	01/07/2023	to	30/09/2023		So	urce	REIV			

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	14 Alpine Gr PASCOE VALE 3044	\$1,165,000	16/10/2023
2	14 Lake Av PASCOE VALE 3044	\$1,070,000	28/07/2023
3	550 Pascoe Vale Rd PASCOE VALE 3044	\$1,020,000	20/10/2023

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 six months.

This Statement of Information was prepared on:

17/11/2023 10:42





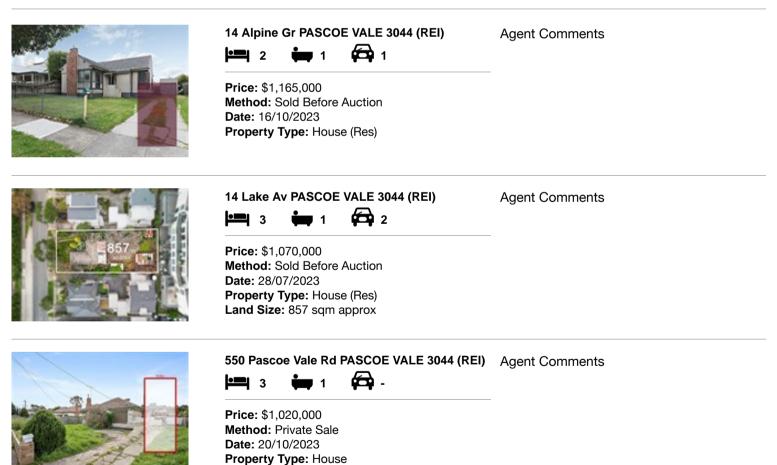




Property Type: House **Land Size:** 780 sqm approx Agent Comments Chris Vitsent 9387 5888 0400 087 069 chrisvitsent@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price September quarter 2023: \$1,225,000

Comparable Properties



Account - Jellis Craig | P: 03 9387 5888



propertydata

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Land Size: 836 sqm approx

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