

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 214 Boundary Road, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Pascoe Vale

Period - From 01/07/2023 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

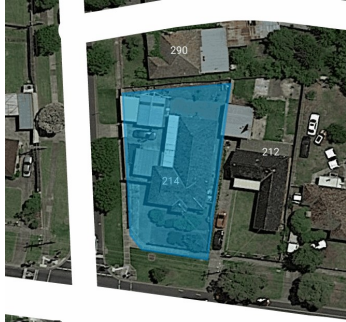
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address 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

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Comparable Properties



14 Alpine Gr PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,165,000

Method: Sold Before Auction

Date: 16/10/2023

Property Type: House (Res)



14 Lake Av PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,070,000

Method: Sold Before Auction

Date: 28/07/2023

Property Type: House (Res)

Land Size: 857 sqm approx



550 Pascoe Vale Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 20/10/2023

Property Type: House

Land Size: 836 sqm approx