

## 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

3/106 BOUNDARY ROAD PASCOE VALE VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/16 WEST STREET PASCOE VALE VIC 3044	\$651,000	28-Jul-23
6/10 STEWART STREET PASCOE VALE VIC 3044	\$694,000	23-Sep-23
2/20 QUICK STREET PASCOE VALE VIC 3044	\$792,500	27-Jul-23

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: 20 November 2023



**1/16 WEST STREET PASCOE VALE VIC 3044**

 2  2  2

Sold Price

**\$651,000**

Sold Date

**28-Jul-23**

Distance

**1.26km**



**6/10 STEWART STREET PASCOE VALE VIC 3044**

 2  2  1

Sold Price

<sup>RS</sup>

**\$694,000**

Sold Date

**23-Sep-23**

Distance

**2.47km**



**2/20 QUICK STREET PASCOE VALE VIC 3044**

 2  2  2

Sold Price

**\$792,500**

Sold Date

**27-Jul-23**

Distance

**1.78km**

RS = Recent sale

UN = Undisclosed Sale

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