## 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 35 The Boulevard, Pascoe Vale South Vic 3044

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$950,000		&		\$1,040,000					
Median sale p	rice									
Median price	\$1,200,000	Pro	operty Type	Hou	se		Suburb	Pascoe Vale South		
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.

Ad	dress of comparable property	Price	Date of sale
1	4 Johnson St MOONEE PONDS 3039	\$1,050,000	19/09/2023
2	209 Gordon St COBURG 3058	\$1,005,000	03/06/2023
3	261 Gaffney St PASCOE VALE 3044	\$1,000,000	25/09/2023

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 10:31









Property Type: Divorce/Estate/Family Transfers Land Size: 430 sqm approx Agent Comments Adrian Petrucelli 03 9989 9575 403 096 839 AdrianPetrucelli@jelliscraig.com.au

Indicative Selling Price \$950,000 - \$1,040,000 Median House Price September quarter 2023: \$1,200,000

# **Comparable Properties**



4 Johnson St MOONEE PONDS 3039 (REI/VG) Agent Comments



Price: \$1,050,000 Method: Private Sale Date: 19/09/2023 Property Type: House (Res) Land Size: 448 sqm approx



209 Gordon St COBURG 3058 (REI)

Agent Comments



Price: \$1,005,000 Method: Auction Sale Date: 03/06/2023 Property Type: House (Res) Land Size: 404 sqm approx



261 Gaffney St PASCOE VALE 3044 (REI/VG) Agent Comments



Price: \$1,000,000 Method: Sold Before Auction Date: 25/09/2023 Property Type: House (Res) Land Size: 446 sqm approx

#### Account - Jellis Craig Pascoe Vale | P: 03 9989 9575



property data

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