

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

4/28-30 BOLINGBROKE STREET PASCOE VALE VIC 3044

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/148 CUMBERLAND ROAD PASCOE VALE VIC 3044	\$703,000	27-Jan-24
2/11 STENNIS STREET PASCOE VALE VIC 3044	\$785,000	22-Jan-24
3/1 SNELL GROVE PASCOE VALE VIC 3044	\$830,000	24-Feb-24

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: 27 February 2024



**1/148 CUMBERLAND ROAD
PASCOE VALE VIC 3044**

 3  1  2

Sold Price ^{RS} **\$703,000** Sold Date **27-Jan-24**

Distance **0.53km**



**2/11 STENNIS STREET PASCOE
VALE VIC 3044**

 3  1  -

Sold Price **\$785,000** Sold Date **22-Jan-24**

Distance **1.14km**



**3/1 SNELL GROVE PASCOE VALE
VIC 3044**

 3  1  2

Sold Price ^{RS} **\$830,000** Sold Date **24-Feb-24**

Distance **1.34km**

RS = Recent sale **UN** = Undisclosed Sale

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