

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

4/30 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

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2020

to

31 Aug 2021

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

4/4 Bellevue Terrace Pascoe Vale VIC 3044	\$700,000	15-May-21
3/79 Northumberland Road Pascoe Vale VIC 3044	\$799,000	26-May-21
6/6 Devon Road Pascoe Vale VIC 3044	\$750,000	04-Jun-21

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: 23 September 2021



4/4 Bellevue Terrace Pascoe Vale VIC 3044

 3  1  1

Sold Price

\$700,000

Sold Date

15-May-21

Distance

0.27km



3/79 Northumberland Road Pascoe Vale VIC 3044

 3  1  3

Sold Price

\$799,000

Sold Date

26-May-21

Distance

1.03km



6/6 Devon Road Pascoe Vale VIC 3044

 3  1  1

Sold Price

\$750,000

Sold Date

04-Jun-21

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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