

## 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

144 BOUNDARY ROAD PASCOE VALE VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2022

to

28 Feb 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

1/20 SURREY STREET PASCOE VALE VIC 3044	\$735,000	28-Oct-22
2/99 ESSEX STREET PASCOE VALE VIC 3044	\$700,000	09-Dec-22
3/18 SYLVAN GROVE PASCOE VALE VIC 3044	\$720,000	16-Dec-22

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: 09 March 2023

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E [rtowns@bradtealwoodards.com.au](mailto:rtowns@bradtealwoodards.com.au)**1/20 SURREY STREET PASCOE VALE VIC 3044** 3  2  2

Sold Price

**\$735,000**

Sold Date

**28-Oct-22**

Distance

**0.97km****2/99 ESSEX STREET PASCOE VALE VIC 3044** 3  1  1

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**09-Dec-22**

Distance

**1.28km****3/18 SYLVAN GROVE PASCOE VALE VIC 3044** 3  2  1

Sold Price

**\$720,000**

Sold Date

**16-Dec-22**

Distance

**1.48km****RS** = Recent sale**UN** = Undisclosed Sale

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