

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 61 Bolingbroke Street, Pascoe Vale Vic 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$930,000 House X Unit Suburb Pascoe Vale

Period - From 01/01/2018 to 31/12/2018 Source 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.

	Address of comparable property	Price	Date of sale
1	17 Pardy St PASCOE VALE 3044	\$1,165,000	23/02/2019
2	7 Purches Av PASCOE VALE SOUTH 3044	\$990,000	16/02/2019
3	73 Balmoral Av PASCOE VALE SOUTH 3044	\$985,000	23/02/2019

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.



Rooms: 6

Property Type: House

Land Size: 773 sqm approx

Agent Comments

Comparable Properties



17 Pardy St PASCOE VALE 3044 (REI)

Agent Comments



Price: \$1,165,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 940 sqm approx



7 Purches Av PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$990,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 532 sqm approx



73 Balmoral Av PASCOE VALE SOUTH 3044 (REI)

Agent Comments



Price: \$985,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)