

Irene Androulidakis
03 8312 9222
0420 967 163
ireneandroulidakis@mcgrath.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
-----------------	---------	-----	------

Including suburl	dress 61 Bolingb cand ccode	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	Hou	use X	Unit		Subu	rb 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.

Add	dress 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.

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586





Generated: 19/03/2019 10:47

# **McGrath**

Irene Androulidakis 03 8312 9222 0420 967 163 ireneandroulidakis@mcgrath.com.au

Indicative Selling Price \$960,000 - \$1,050,000 Median House Price Year ending December 2018: \$930,000



**Property Type:** House **Land Size:** 773 sqm approx

**Agent Comments** 



## Comparable Properties



17 Pardy St PASCOE VALE 3044 (REI)



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)

1





**Price:** \$990,000 **Method:** Auction Sale **Date:** 16/02/2019

Rooms: -

Property Type: House (Res) Land Size: 532 sqm approx

Agent Comments



73 Balmoral Av PASCOE VALE SOUTH 3044

(REI)

**|-**|-





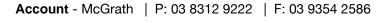
iso: \$995,000

Price: \$985,000 Method: Auction Sale Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Agent Comments







Generated: 19/03/2019 10:47