

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

1/123 BOUNDARY ROAD 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Jun 2021

to

31 May 2022

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

1/6 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$727,500	14-May-22
4/46 RAILWAY PARADE PASCOE VALE VIC 3044	\$695,000	09-Apr-22
3/7 HAZEL GROVE PASCOE VALE VIC 3044	\$699,000	12-Feb-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.~~

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1/6 AUSTIN CRESCENT PASCOE VALE VIC 3044

 3  1  2

Sold Price

^{RS} **\$727,500** Sold Date **14-May-22**

Distance **1.93km**



4/46 RAILWAY PARADE PASCOE VALE VIC 3044

 3  1  1

Sold Price

\$695,000 Sold Date **09-Apr-22**

Distance **1.96km**



3/7 HAZEL GROVE PASCOE VALE VIC 3044

 3  1  1

Sold Price

\$699,000 Sold Date **12-Feb-22**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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