

## 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

2/165 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

\$659,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/12 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$622,000	07-Dec-23
5A RAEburn STREET PASCOE VALE VIC 3044	\$703,000	10-Feb-24
4/32 HAZEL GROVE PASCOE VALE VIC 3044	\$625,000	29-Feb-24

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: 07 March 2024

Andrew Butler  
P 0393545566  
M 0417535891  
E [abutler@bradtealwoodards.com.au](mailto:abutler@bradtealwoodards.com.au)



**2/12 AUSTIN CRESCENT PASCOE VALE VIC 3044**

 2  1  1

Sold Price **\$622,000** Sold Date **07-Dec-23**

Distance **1.49km**



**5A RAEBURN STREET PASCOE VALE VIC 3044**

 2  1  1

Sold Price <sup>RS</sup> **\$703,000** Sold Date **10-Feb-24**

Distance **1.42km**



**4/32 HAZEL GROVE PASCOE VALE VIC 3044**

 2  1  1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **29-Feb-24**

Distance **1.17km**

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

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