

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

5/66 Bolingbroke Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$655,000

Property Type

Unit

Suburb

Pascoe Vale

Period - From

01/10/2020

to

31/12/2020

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	1/3 Mccracken Av PASCOE VALE 3044	\$720,000	20/10/2020
2	3/71 Cumberland Rd PASCOE VALE 3044	\$665,000	11/01/2021
3	1/581 Pascoe Vale Rd OAK PARK 3046	\$622,000	06/08/2020

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.~~

This Statement of Information was prepared on:

02/02/2021 10:50

5/66 Bolingbroke Street, Pascoe Vale Vic 3044



**The Realest
Estate.**

Kamal Kanaan
70188588
0401 735 299

kamal@therealestestate.com.au

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

December quarter 2020: \$655,000



Property Type:

Agent Comments

Comparable Properties

1/3 Mccracken Av PASCOE VALE 3044 (REI)

Agent Comments



Price: \$720,000

Method: Sold Before Auction

Date: 20/10/2020

Property Type: Townhouse (Res)



3/71 Cumberland Rd PASCOE VALE 3044 (REI)

Agent Comments



Price: \$665,000

Method: Private Sale

Date: 11/01/2021

Property Type: Townhouse (Single)



**1/581 Pascoe Vale Rd OAK PARK 3046
(REI/VG)**

Agent Comments



Price: \$622,000

Method: Auction Sale

Date: 06/08/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 233 sqm approx

Account - The Realest Estate | P: (03) 7018 8588



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.