

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

4/44 Bolingbroke Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$810,000

&

\$880,000

Median sale price

Median price \$672,500

Property Type Unit

Suburb Pascoe Vale

Period - From 01/04/2024

to 30/06/2024

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	3/3 Sefton St PASCOE VALE 3044	\$800,000	14/08/2024
2	4/28 Bolingbroke St PASCOE VALE 3044	\$889,000	23/03/2024
3			

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:

23/09/2024 17:57

4/44 Bolingbroke Street, Pascoe Vale Vic 3044



Mark Imbesi
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Indicative Selling Price

\$810,000 - \$880,000

Median Unit Price

June quarter 2024: \$672,500



3 1 2

Rooms: 5
Property Type: Townhouse (Res)
Agent Comments

Comparable Properties



3/3 Sefton St PASCOE VALE 3044 (REI)

Agent Comments

3 2 3

Price: \$800,000
Method: Private Sale
Date: 14/08/2024
Property Type: Villa



4/28 Bolingbroke St PASCOE VALE 3044 (REI)

Agent Comments

3 1 2

Price: \$889,000
Method: Auction Sale
Date: 23/03/2024
Property Type: Unit

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 - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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