

## 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

189 Boundary Road Pascoe Vale VIC 3044

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$730,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/62 Cornwall Road Pascoe Vale VIC 3044	\$705,000	10-Aug-19
2/99 Northumberland Road Pascoe Vale VIC 3044	\$690,000	21-Jun-19
6/11 Danin Street Pascoe Vale VIC 3044	\$713,000	31-Aug-19

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: 18 November 2019



**2/62 Cornwall Road Pascoe Vale VIC 3044**

Sold Price **\$705,000** Sold Date **10-Aug-19**

 3  1  1

Distance **0.16km**



**2/99 Northumberland Road Pascoe Vale VIC 3044**

Sold Price **\$690,000** Sold Date **21-Jun-19**

 3  2  1

Distance **0.65km**



**6/11 Danin Street Pascoe Vale VIC 3044**

Sold Price **\$713,000** Sold Date **31-Aug-19**

 3  2  1

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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