

## 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

1/106 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

or range  
between

\$745,000

&

\$805,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

House

Suburb

Pascoe Vale

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/27 DORSET ROAD PASCOE VALE VIC 3044	\$855,000	21-Oct-23
1/30 SNELL GROVE PASCOE VALE VIC 3044	\$890,000	25-Oct-23
3/48 PROSPECT STREET PASCOE VALE VIC 3044	\$920,000	05-Oct-23

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: 22 November 2023



**1/27 DORSET ROAD PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup>

**\$855,000**

Sold Date

**21-Oct-23**



3



1



2

Distance

**0.74km**



**1/30 SNELL GROVE PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup>

**\$890,000**

Sold Date

**25-Oct-23**



3



2



2

Distance

**1.71km**



**3/48 PROSPECT STREET PASCOE VALE VIC 3044**

Sold Price

<sup>RS</sup>

**\$920,000**

Sold Date

**05-Oct-23**



3



2



2

Distance

**1.84km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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