

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

190 Boundary Road, Pascoe Vale Vic 3044

Indicative selling price

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

Single price

\$1,150,000

Median sale price

Median price

\$1,110,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/10/2021

to

31/12/2021

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	411 Gaffney St PASCOE VALE 3044	\$1,180,000	10/12/2021
2	262 Gaffney St PASCOE VALE 3044	\$1,115,000	18/02/2022
3	126 Landells Rd PASCOE VALE 3044	\$1,115,000	11/12/2021

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:

23/02/2022 15:57

Peter Leahy
9350 5588
0402 10 11 12
peter@peterleahy.com.au

Indicative Selling Price
\$1,150,000

Median House Price
December quarter 2021: \$1,110,000



3 2 3

Rooms: 5
Property Type: House (Res)
Land Size: 543 sqm approx
Agent Comments

Comparable Properties



411 Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

3 1 3

Price: \$1,180,000
Method: Private Sale
Date: 10/12/2021
Property Type: House



262 Gaffney St PASCOE VALE 3044 (REI)

Agent Comments

3 1 1

Price: \$1,115,000
Method: Auction Sale
Date: 18/02/2022
Property Type: House (Res)
Land Size: 517 sqm approx



126 Landells Rd PASCOE VALE 3044 (REI)

Agent Comments

3 1 1

Price: \$1,115,000
Method: Auction Sale
Date: 11/12/2021
Property Type: House (Res)

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688