#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

postcode	Including suburb and	190 Boundary Road, Pascoe Vale Vic 3044
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#### 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	Pro	perty 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

Aut	areas or comparable property	1 1100	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



Date of sale



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Indicative Selling Price \$1,150,000 Median House Price

December quarter 2021: \$1,110,000

**-** 3 **-** 2 **-** 6 **-** 3 **-** 2 **-** 6 **-** 3



**Property Type:** House (Res) **Land Size:** 543 sqm approx

Agent Comments



## Comparable Properties



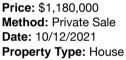
•**—** 3





sale

**Agent Comments** 





262 Gaffney St PASCOE VALE 3044 (REI)

**二** 3



**6** 

**Price:** \$1,115,000 **Method:** Auction Sale **Date:** 18/02/2022

Property Type: House (Res) Land Size: 517 sqm approx

**Agent Comments** 



126 Landells Rd PASCOE VALE 3044 (REI)





**6** 1

**Price:** \$1,115,000 **Method:** Auction Sale **Date:** 11/12/2021

Property Type: House (Res)

Agent Comments

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