

Michael Chan 03 8312 9222 0417 324 202

#### Statement of Information

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# Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	y offered	for sale
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Address	43 Parkside Boulevard, Pascoe Vale South Vic 3044
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$950,000	&	\$1,000,000
	4000,000		

#### Median sale price

Median price	\$950,000	Hou	se X	Unit		Subi	rb Pascoe Vale South
Period - From	01/01/2018	to	31/12/2018		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.

Add	dress of comparable property	Price	Date of sale
1	7 Purches Av PASCOE VALE SOUTH 3044	\$990,000	16/02/2019
2	18 Moascar St PASCOE VALE SOUTH 3044	\$960,000	16/03/2019
3	21 The Boulevard PASCOE VALE SOUTH 3044	\$950,000	24/11/2018

#### 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.

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## **McGrath**

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**Indicative Selling Price** \$950,000 - \$1,000,000 **Median House Price** Year ending December 2018: \$950,000





Rooms: **Property Type: Agent Comments** 

## Comparable Properties



7 Purches Av PASCOE VALE SOUTH 3044

(REI) **--**3

Price: \$990,000 Method: Auction Sale Date: 16/02/2019

Rooms: -

Property Type: House (Res) Land Size: 532 sqm approx

**Agent Comments** 



18 Moascar St PASCOE VALE SOUTH 3044

(REI)

**-**3

Price: \$960,000 Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: House (Res) Land Size: 580 sqm approx

**Agent Comments** 



21 The Boulevard PASCOE VALE SOUTH 3044 Agent Comments



Price: \$950,000 Method: Auction Sale Date: 24/11/2018

Rooms: -

Property Type: House (Res) Land Size: 646 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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