

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

43 Parkside Boulevard, Pascoe Vale South Vic 3044

Indicative selling price

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

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

Median sale price

Median price \$950,000 House X Unit Suburb 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.

	Address 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.



3 2 2

Rooms:

Property Type:

Agent Comments

Comparable Properties



7 Purches Av PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 2

Price: \$990,000

Method: Auction Sale

Date: 16/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 532 sqm approx



18 Moascar St PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 3

Price: \$960,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 580 sqm approx



21 The Boulevard PASCOE VALE SOUTH 3044 (REI)

Agent Comments

3 1 3

Price: \$950,000

Method: Auction Sale

Date: 24/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 646 sqm approx