

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

1/1 BOTHWELL STREET PASCOE VALE VIC 3044

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

7/242-244 BOUNDARY ROAD PASCOE VALE VIC 3044	\$718,000	18-Jun-25
168 BOUNDARY ROAD PASCOE VALE VIC 3044	\$740,000	07-Jul-25
3/3 BRISTOL ROAD PASCOE VALE VIC 3044	\$750,000	20-Mar-25

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: 01 August 2025



**7/242-244 BOUNDARY ROAD
PASCOE VALE VIC 3044**

 3  1  2

Sold Price

^{RS} **\$718,000**

Sold Date

18-Jun-25

Distance

1.5km



**168 BOUNDARY ROAD PASCOE
VALE VIC 3044**

 3  2  1

Sold Price

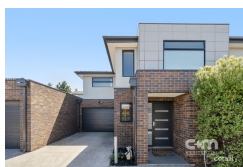
^{RS} **\$740,000**

Sold Date

07-Jul-25

Distance

1.99km



**3/3 BRISTOL ROAD PASCOE VALE
VIC 3044**

 3  2  1

Sold Price

\$750,000

Sold Date

20-Mar-25

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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