

## 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

2/222 BOUNDARY ROAD PASCOE VALE VIC 3044

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

2/4-10 PROSPECT STREET PASCOE VALE VIC 3044	\$650,000	13-Feb-25
2/10 STEWART STREET PASCOE VALE VIC 3044	\$687,000	24-Dec-24
3/36 DANIN STREET PASCOE VALE VIC 3044	\$720,000	08-Feb-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: 27 March 2025



**2/4-10 PROSPECT STREET PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$650,000** Sold Date **13-Feb-25**

 2  2  1

Distance -



**2/10 STEWART STREET PASCOE VALE VIC 3044** Sold Price **\$687,000** Sold Date **24-Dec-24**

 2  2  1

Distance **1.76km**



**3/36 DANIN STREET PASCOE VALE VIC 3044** Sold Price <sup>RS</sup> **\$720,000** Sold Date **08-Feb-25**

 2  1  1

Distance **1.24km**

RS = Recent sale      UN = Undisclosed Sale

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