

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

1/63 BOLINGBROKE 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

\$900,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Other

Suburb

Pascoe Vale

Period-from

01 Aug 2023

to

31 Jul 2024

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

3/2 GROVER STREET PASCOE VALE VIC 3044	\$935,000	29-Feb-24
50 ANDERSON STREET PASCOE VALE VIC 3044	\$930,500	18-Aug-24
1/48 AUSTIN CRESCENT PASCOE VALE VIC 3044	\$920,000	06-Apr-24

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: 19 August 2024

Roy Khoder
P 9300 2344
M 0425 922 290
E rkhoder@barryplant.com.au



**3/2 GROVER STREET PASCOE
VALE VIC 3044**

 3  3  2

Sold Price **\$935,000** Sold Date **29-Feb-24**

Distance **0.23km**



**50 ANDERSON STREET PASCOE
VALE VIC 3044**

 3  2  1

Sold Price ^{RS} **\$930,500** Sold Date **18-Aug-24**

Distance **0.44km**



**1/48 AUSTIN CRESCENT PASCOE
VALE VIC 3044**

 3  2  2

Sold Price **\$920,000** Sold Date **06-Apr-24**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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