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 (*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

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2/4-10 PROSPECT STREET PASCOE VALE VIC 3044

2 2 1

Sold Price RS **$650,000** Sold Date **13-Feb-25**

Distance **-**



2/10 STEWART STREET PASCOE VALE VIC 3044

2 2 1

Sold Price **$687,000** Sold Date **24-Dec-24**

Distance **1.76km**



3/36 DANIN STREET PASCOE VALE VIC 3044

2 1 1

Sold Price RS **$720,000** Sold Date **08-Feb-25**

Distance **1.24km**

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

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