

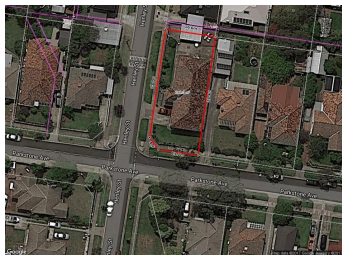
STATEMENT OF INFORMATION

44 PARKSTONE AVENUE, PASCOE VALE SOUTH, VIC 3044

PREPARED BY BOUTIQUE ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 PARKSTONE AVENUE, PASCOE VALE



Indicative Selling Price

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

Price Range: \$1,305,000 to \$1,435,000

MEDIAN SALE PRICE



PASCOE VALE SOUTH, VIC, 3044

Suburb Median Sale Price (House)

\$929,000

01 October 2016 to 30 September 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



42 WALLACE CRES, STRATHMORE, VIC



Sale Price

***\$1,221,000**

Sale Date: 21/10/2017

Distance from Property: 393m



40 LOTHAIR ST, PASCOE VALE SOUTH,



Sale Price

****\$1,220,000**

Sale Date: 21/10/2017

Distance from Property: 514m



61 THE BVD, PASCOE VALE SOUTH, VIC



Sale Price

\$1,200,000

Sale Date: 02/08/2017

Distance from Property: 236m



This report has been compiled on 23/11/2017 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

44 PARKSTONE AVENUE, PASCOE VALE SOUTH, VIC 3044

Indicative selling price

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

Price Range:

\$1,305,000 to \$1,435,000

Median sale price

Median price

\$929,000

House

X

Unit

Suburb

PASCOE VALE SOUTH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
42 WALLACE CRES, STRATHMORE, VIC 3041	*\$1,221,000	21/10/2017
40 LOTHAIR ST, PASCOE VALE SOUTH, VIC 3044	**\$1,220,000	21/10/2017
61 THE BVD, PASCOE VALE SOUTH, VIC 3044	\$1,200,000	02/08/2017