

STATEMENT OF INFORMATION

12 HAYES PARADE, PASCOE VALE, VIC 3044

PREPARED BY BOUTIQUE ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



12 HAYES PARADE, PASCOE VALE, VIC

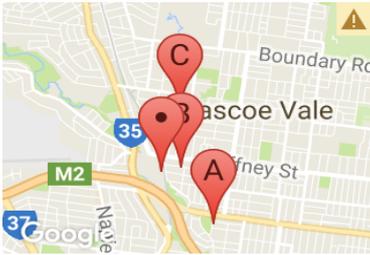
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Indicative Selling Price

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

Price Range: **\$985,000 to \$1,065,000**

MEDIAN SALE PRICE



PASCOE VALE, VIC, 3044

Suburb Median Sale Price (House)

\$870,500

01 April 2017 to 31 March 2018

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.



18 HELIOPOLIS ST, PASCOE VALE SOUTH, VIC

2 1 2

Sale Price

\$1,111,000

Sale Date: 28/10/2017

Distance from Property: 1km



63 BOLINGBROKE ST, PASCOE VALE, VIC 3044

3 1 2

Sale Price

***\$1,057,500**

Sale Date: 28/04/2018

Distance from Property: 262m



1/56 AUSTIN CRES, PASCOE VALE, VIC 3044

3 2 2

Sale Price

***\$997,000**

Sale Date: 14/04/2018

Distance from Property: 943m



This report has been compiled on 23/06/2018 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2018 - 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

12 HAYES PARADE, PASCOE VALE, VIC 3044

Indicative selling price

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

Price Range: \$985,000 to \$1,065,000

Median sale price

Median price \$870,500

House

Unit

Suburb

PASCOE VALE

Period 01 April 2017 to 31 March 2018

Source

 pricfinder

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
18 HELIOPOLIS ST, PASCOE VALE SOUTH, VIC 3044	\$1,111,000	28/10/2017
63 BOLINGBROKE ST, PASCOE VALE, VIC 3044	*\$1,057,500	28/04/2018
1/56 AUSTIN CRES, PASCOE VALE, VIC 3044	*\$997,000	14/04/2018