



The Realest
Estate.

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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

66 Bolingbroke Street, Pascoe Vale Vic 3044

Indicative selling price

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

Single price \$655,000

Median sale price

Median price \$807,500

House

X

Unit

Suburb

Pascoe Vale

Period - From 01/01/2019

to

31/03/2019

Source REIV

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 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
1	1/66 Bolingbroke St PASCOE VALE 3044	\$680,000	12/02/2019
2	4/41 Warwick Rd PASCOE VALE 3044	\$652,500	16/02/2019
3	6/8-10 Bothwell St PASCOE VALE 3044	\$648,000	29/11/2018

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 six months.

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Indicative Selling Price

\$655,000

Median House Price

March quarter 2019: \$807,500



Rooms:

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties

1/66 Bolingbroke St PASCOE VALE 3044 (VG) Agent Comments



Price: \$680,000

Method: Sale

Date: 12/02/2019

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



4/41 Warwick Rd PASCOE VALE 3044 (REI) Agent Comments



Price: \$652,500

Method: Sold Before Auction

Date: 16/02/2019

Rooms: -

Property Type: Townhouse (Res)



6/8-10 Bothwell St PASCOE VALE 3044
(REI/VG) Agent Comments



Price: \$648,000

Method: Private Sale

Date: 29/11/2018

Rooms: -

Property Type: Townhouse (Single)