

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

1 Boronia Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between \$800,000

&

\$880,000

Median sale price

Median price \$860,000

Property Type House

Suburb Pascoe Vale

Period - From 01/07/2019

to 30/09/2019

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	13 Stanley St PASCOE VALE 3044	\$850,500	30/05/2019
2	31 Winifred St PASCOE VALE SOUTH 3044	\$820,000	09/09/2019
3	13 Kent Rd PASCOE VALE 3044	\$815,000	26/10/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

07/11/2019 12:18

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3 Boronia Street, Pascoe Vale Vic 3044

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Range between \$800,000 & \$880,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Pascoe Vale

Period - From

01/07/2019

to

30/09/2019

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	13 Stanley St PASCOE VALE 3044	\$850,500	30/05/2019
2	31 Winifred St PASCOE VALE SOUTH 3044	\$820,000	09/09/2019
3	13 Kent Rd PASCOE VALE 3044	\$815,000	26/10/2019

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.~~

This Statement of Information was prepared on:

07/11/2019 12:32