

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

9/66 BOLINGBROKE STREET 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Pascoe Vale

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/21 MARGARET STREET OAK PARK VIC 3046	\$760,000	08-Jul-23
8 GALBRAITH CLOSE STRATHMORE VIC 3041	\$750,000	26-May-23
1/15 LEONARD AVENUE GLENROY VIC 3046	\$785,000	08-May-23

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: 05 September 2023

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**2/21 MARGARET STREET OAK
PARK VIC 3046**

3 2 1

Sold Price

^{RS} **\$760,000** Sold Date **08-Jul-23**

Distance **1.36km**



**8 GALBRAITH CLOSE
STRATHMORE VIC 3041**

3 2 1

Sold Price

\$750,000 Sold Date **26-May-23**

Distance **2.25km**



**1/15 LEONARD AVENUE GLENROY
VIC 3046**

3 2 1

Sold Price

\$785,000 Sold Date **08-May-23**

Distance **2.91km**

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

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