

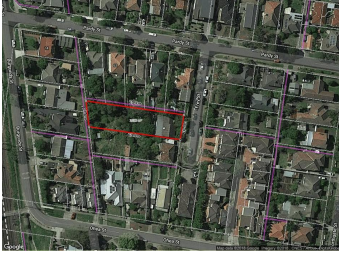
# STATEMENT OF INFORMATION

3 FREY STREET, PASCOE VALE, VIC

PREPARED BY BOUTIQUE ESTATE AGENTS

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 FREY STREET, PASCOE VALE, VIC**

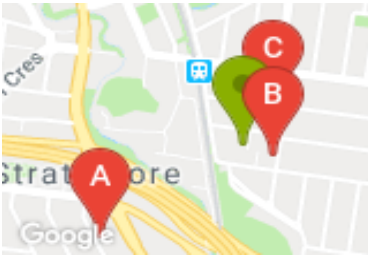
4 1 2

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,150,000 to \$1,250,000**

## 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.



**70 HILLSYDE PDE, STRATHMORE, VIC 3041**

4 1 1

Sale Price

**\*\$1,100,000**

Sale Date: 12/05/2018

Distance from Property: 579m



**7 NORTHGATE ST, PASCOE VALE, VIC 3044**

5 1 1

Sale Price

**\*\$1,065,000**

Sale Date: 05/05/2018

Distance from Property: 104m



**63 BOLINGBROKE ST, PASCOE VALE, VIC 3044**

3 1 2

Sale Price

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

Sale Date: 28/04/2018

Distance from Property: 158m



This report has been compiled on 29/06/2018 by Boutique Estate Agents. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

3 FREY STREET, PASCOE VALE, VIC

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$1,150,000 to \$1,250,000

### Median sale price

Median price \$870,500

House

Unit

Suburb

PASCOE VALE

Period 01 April 2017 to 31 March 2018

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
70 HILLSYDE PDE, STRATHMORE, VIC 3041	*\$1,100,000	12/05/2018
7 NORTHGATE ST, PASCOE VALE, VIC 3044	*\$1,065,000	05/05/2018
63 BOLINGBROKE ST, PASCOE VALE, VIC 3044	*\$1,057,500	28/04/2018