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	3/66 Bolingbroke Street, Pascoe Vale Vic 3044

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $701,500 Property Type Unit Suburb Pascoe Vale

Period - From 01/07/2021 to 30/09/2021 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	6/20 Fawkner Rd PASCOE VALE 3044	$696,000	20/12/2021
2	3/15 Fawkner Rd PASCOE VALE 3044	$670,000	09/09/2021
3	15 Stewart St PASCOE VALE 3044	$650,000	18/08/2021

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: 07/01/2022 14:44

3/66 Bolingbroke Street, Pascoe Vale Vic 3044

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2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 62 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
September quarter 2021: $701,500

Comparable Properties



6/20 Fawkner Rd PASCOE VALE 3044 (REI)

2 2 1

Price: $696,000
Method: Private Sale
Date: 20/12/2021
Property Type: Townhouse (Single)

Agent Comments



3/15 Fawkner Rd PASCOE VALE 3044 (REI/VG)

2 2 1

Price: $670,000
Method: Private Sale
Date: 09/09/2021
Property Type: Townhouse (Single)

Agent Comments



15 Stewart St PASCOE VALE 3044 (REI/VG)

2 1 1

Price: $650,000
Method: Sold Before Auction
Date: 18/08/2021
Property Type: Townhouse (Res)

Agent Comments

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