

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 8/850 Pascoe Vale Road, Glenroy, 3046

Indicative selling price

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

Single price \$280,000

Median sale price

Median price \$430,000

*House

*Unit X

Suburb Glenroy, 3046

Period - From May 2016

to April 2017

Source CoreLogic RpData

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
1. 8/77 Chapman Avenue, Glenroy	\$ 275,000	29/11/16
2. 3/3 Shepherd Street, Glenroy	\$ 270,000	13/2/17
3. 7/3 Shepherd Street, Glenroy	\$ 265,000	10/4/17