

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

731 Pascoe Vale Road Glenroy VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$975,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2018

to

31 Oct 2019

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

93 Sussex Street Pascoe Vale VIC 3044	\$965,000	16-Nov-19
6 Flannery Court Oak Park VIC 3046	\$926,000	26-Oct-19
37 Belair Avenue Glenroy VIC 3046	\$920,000	04-Sep-19

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: 27 November 2019



93 Sussex Street Pascoe Vale VIC 3044

Sold Price

^{RS} **\$965,000**

Sold Date

16-Nov-19

2 1 2

Distance

3.93km



6 Flannery Court Oak Park VIC 3046

Sold Price

^{RS} **\$926,000**

Sold Date

26-Oct-19

3 1 1

Distance

1.18km



37 Belair Avenue Glenroy VIC 3046

Sold Price

\$920,000

Sold Date

04-Sep-19

2 1 1

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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