

## 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

28/836 PASCOE VALE ROAD GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$315,000

&

\$345,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2023

to

29 Feb 2024

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

3/836 PASCOE VALE ROAD GLENROY VIC 3046	\$345,000	18-Jan-24
11/836 PASCOE VALE ROAD GLENROY VIC 3046	\$360,000	15-Oct-23
20/836 PASCOE VALE ROAD GLENROY VIC 3046	\$350,000	04-Feb-24

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: 10 March 2024

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**3/836 PASCOE VALE ROAD  
GLENROY VIC 3046**

2 1 -

Sold Price **\$345,000** Sold Date **18-Jan-24**

Distance **0km**



**11/836 PASCOE VALE ROAD  
GLENROY VIC 3046**

2 1 -

Sold Price **\$360,000** Sold Date **15-Oct-23**

Distance **0km**



**20/836 PASCOE VALE ROAD  
GLENROY VIC 3046**

2 1 1

Sold Price **\$350,000** Sold Date **04-Feb-24**

Distance **0km**

RS = Recent sale      UN = Undisclosed Sale

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