

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

5/900 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/730 PASCOE VALE ROAD GLENROY VIC 3046	\$672,000	11-Jun-22
2/23 PROSPECT STREET GLENROY VIC 3046	\$585,000	10-Mar-22
64 LANGTON STREET GLENROY VIC 3046	\$655,000	02-Jun-22

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: 11 August 2022



**1/730 PASCOE VALE ROAD
GLENROY VIC 3046**

3 1 1

Sold Price **\$672,000** Sold Date **11-Jun-22**

Distance **1.43km**



**2/23 PROSPECT STREET GLENROY
VIC 3046**

3 1 1

Sold Price **\$585,000** Sold Date **10-Mar-22**

Distance **1.28km**



**64 LANGTON STREET GLENROY
VIC 3046**

3 1 2

Sold Price **\$655,000** Sold Date **02-Jun-22**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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