

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/863 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

or range
between

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/76 BINDI STREET GLENROY VIC 3046	\$640,000	22-Aug-24
6/54 ACACIA STREET GLENROY VIC 3046	\$590,000	19-May-24
6/54-56 ISLA AVENUE GLENROY VIC 3046	\$595,000	01-Aug-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 25 September 2024



1/76 BINDI STREET GLENROY VIC 3046

Sold Price

^{RS}

\$640,000

Sold Date **22-Aug-24**

 3  2  2

Distance **1.58km**



6/54 ACACIA STREET GLENROY VIC 3046

Sold Price

\$590,000

Sold Date **19-May-24**

 3  2  1

Distance **0.83km**



6/54-56 ISLA AVENUE GLENROY VIC 3046

Sold Price

\$595,000

Sold Date **01-Aug-24**

 3  1  1

Distance **1.57km**



3/96 PLUMPTON AVENUE GLENROY VIC 3046

Sold Price

\$500,000

Sold Date **10-Aug-24**

 3  2  1

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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