

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 673 Pascoe Vale Road, Glenroy 3046

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$750,000 House ☒ Suburb Glenroy
Period - From MARCH 2018 to JULY 2018 Source realestate.com.au

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 – 177 Hilton Street, Glenroy	\$720,000	05/18
2 – 10 Glenroy Road, Glenroy	\$772,000	03/18
3 – 51 Beckett Street North, Glenroy	\$722,000	05/18