

# 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

6/715 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)

Single price

\$505,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Glenroy

Period - From

10/10/2018

to

09/10/2019

Source

REIV

### 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 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	5/7 Clovelly Av GLENROY 3046	\$507,000	06/08/2019
2	14/22-26 Pascoe St PASCOE VALE 3044	\$495,000	17/08/2019
3	2/29 Isla Av GLENROY 3046	\$463,000	01/10/2019

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 six months.~~

This Statement of Information was prepared on:

10/10/2019 10:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$505,000  
**Median Unit Price**  
10/10/2018 - 09/10/2019: \$525,000

## Comparable Properties



**5/7 Clovelly Av GLENROY 3046 (REI/VG)**

Agent Comments



**Price:** \$507,000  
**Method:** Private Sale  
**Date:** 06/08/2019  
**Property Type:** Townhouse (Single)



**14/22-26 Pascoe St PASCOE VALE 3044 (REI/VG)**

Agent Comments



**Price:** \$495,000  
**Method:** Auction Sale  
**Date:** 17/08/2019  
**Property Type:** Townhouse (Res)



**2/29 Isla Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$463,000  
**Method:** Private Sale  
**Date:** 01/10/2019  
**Rooms:** 4  
**Property Type:** Townhouse (Res)  
**Land Size:** 152 sqm approx