Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/715 Pascoe Vale Road, Glenroy Vic 3046

Indicative selling price

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|--------------------------|-------------|---------------------|------------------|
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| i or the meaning or this | price 366 v | oonsumer.vio.gov.u | a/ under quoting |

Single price \$505,000

Median sale price

| Median price | \$525,000 | Pro | perty Type Uni | t | | Suburb | Glenroy |
|---------------|------------|-----|----------------|------|-------|--------|---------|
| Period - From | 10/10/2018 | to | 09/10/2019 |] So | ource | 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.

| Add | dress 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)



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

Agent Comments



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



2/29 Isla Av GLENROY 3046 (REI)



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

Account - Raine & Horne Glenroy | P: 03 93063999 | F: 93003874



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.