

## 6/902 Pascoe Vale Road, Glenroy Vic 3046



**2 Bed 2 Bath 1 Car**  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Indicative Selling Price**  
 \$410,000 - \$451,000  
**Median House Price**  
 September quarter 2023: \$570,000

## Comparable Properties



### 5/1 Lindsay Street, Glenroy 3046 (REI/VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$445,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** Townhouse (Res)  
**Agent Comments:** This property has: Superior location, Similar condition & Similar accommodation



### 4/19 Becket Street South, Glenroy 3046 (REI)

**2 Bed 2 Bath 1 Car**  
**Price:** \$440,000  
**Method:** Private Sale  
**Date:** 28/09/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** This property has: Superior location, Inferior condition & inferior accommodation



### 6/62 Chapman Avenue, Glenroy 3046 (VG)

**2 Bed 2 Bath 1 Car**  
**Price:** \$435,000  
**Method:** Sale  
**Date:** 01/06/2023  
**Property Type:** Townhouse (Single)  
**Agent Comments:** This property has: Superior location, Inferior condition & inferior accommodation

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

6/902 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)

Range between \$410,000 & \$451,000

#### Median sale price

Median price \$570,000 Unit x Suburb Glenroy

Period - From 01/07/2023 to 30/09/2023 Source REIV

#### 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
5/1 Lindsay Street, GLENROY 3046	\$445,000	03/06/2023
4/19 Becket Street South, GLENROY 3046	\$440,000	28/09/2023
6/62 Chapman Avenue, GLENROY 3046	\$435,000	01/06/2023

This Statement of Information was prepared on:

17/10/2023 11:04