

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

2/732 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$539,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

3/732 Pascoe Vale Road Glenroy VIC 3046	\$395,000	20-Feb-19
2/726 Pascoe Vale Road Glenroy VIC 3046	\$495,000	27-Apr-19
3/9 Kiama Street Glenroy VIC 3046	\$565,000	20-Aug-18

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 6 months.~~

This Statement of Information was prepared on: 19 May 2020



**3/732 Pascoe Vale Road Glenroy
VIC 3046**

 2  1  1

Sold Price

\$395,000

Sold Date

20-Feb-19

Distance

0.02km



**2/726 Pascoe Vale Road Glenroy
VIC 3046**

 3  2  2

Sold Price

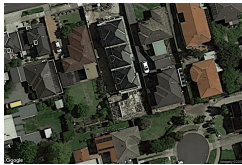
\$495,000

Sold Date

27-Apr-19

Distance

0.05km



3/9 Kiama Street Glenroy VIC 3046

 2  2  1

Sold Price

\$565,000

Sold Date

20-Aug-18

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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