

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

2/857 Pascoe Vale Road, Glenroy Vic 3046

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$577,000

Property Type Unit

Suburb Glenroy

Period - From 24/11/2019

to

23/11/2020

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	2/699 Pascoe Vale Rd GLENROY 3046	\$545,000	22/10/2020
2	2/34 Belair Av GLENROY 3046	\$527,500	28/05/2020
3	1/885-887 Pascoe Vale Rd GLENROY 3046	\$500,000	01/08/2020

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:

24/11/2020 11:32

2/857 PASCOE VALE ROAD, GLENROY

Stockdale & Leggo

 2  2  1

Rooms: 5
Property Type: Town House
Agent Comments

Indicative Selling Price

\$495,000 - \$544,500

Median Unit Price

24/11/2019 - 23/11/2020: \$577,000



Comparable Properties



2/699 Pascoe Vale Rd GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$545,000
Method: Private Sale
Date: 22/10/2020
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 140 sqm approx



2/34 Belair Av GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$527,500
Method: Private Sale
Date: 28/05/2020
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 110 sqm approx

1/885-887 Pascoe Vale Rd GLENROY 3046 (REI)

Agent Comments

 2  1  1

Price: \$500,000
Method: Private Sale
Date: 01/08/2020
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 117 sqm approx