

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

Sections 47AF of the Estate Agents Act 1980

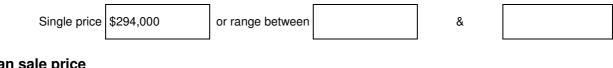
Property offered for sale

Address including suburb and postcode

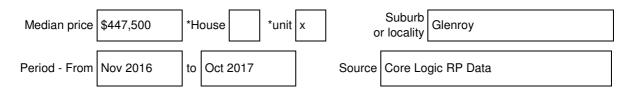
8/850 Pascoe Vale Road, Glenroy 3046

Indicative selling price

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



Median sale price



Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property in the last 6 months.

| Address of comparable property | Price | Date of sale |
|-------------------------------------|-----------|--------------|
| 1. 19/848 Pascoe Vale Road, Glenroy | \$310,000 | 28/9/17 |
| 2. 22/836 Pascoe Vale Road, Glenroy | \$340,000 | 11/7/17 |
| 3. 26/863 Pascoe Vale Road, Glenroy | \$330,000 | 14/6/17 |

