

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

Single price \$294,000

or range between

&

Median sale price

Median price \$447,500

*House

*unit x

Suburb
or locality Glenroy

Period - From Nov 2016

to Oct 2017

Source Core Logic RP Data

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