

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

7/905 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2019

to

31 May 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

3/28 Prospect Street Glenroy VIC 3046	\$551,000	21-Mar-20
3/861 Pascoe Vale Road Glenroy VIC 3046	\$475,000	21-Jan-20
3/54 Hubert Avenue Glenroy VIC 3046	\$457,000	19-Mar-20

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 June 2020



3/28 Prospect Street Glenroy VIC 3046

 2  1  1

Sold Price

\$551,000

Sold Date

21-Mar-20

Distance

1.25km



3/861 Pascoe Vale Road Glenroy VIC 3046

 3  1  1

Sold Price

\$475,000

Sold Date

21-Jan-20

Distance

0.36km



3/54 Hubert Avenue Glenroy VIC 3046

 2  1  1

Sold Price

\$457,000

Sold Date

19-Mar-20

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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