

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 5/850 Pascoe Vale Road, Glenroy Vic 3046

Indicative selling price

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

Range between \$270,000

&

\$290,000

Median sale price

Median price \$808,000

House

X

Unit

Suburb Glenroy

Period - From 01/07/2017

to

30/09/2017

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	19/848 Pascoe Vale Rd GLENROY 3046	\$310,000	25/09/2017
2	8/850 Pascoe Vale Rd GLENROY 3046	\$280,000	20/07/2017
3	1/836 Pascoe Vale Rd GLENROY 3046	\$215,000	14/06/2017

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.



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Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$270,000 - \$290,000

Median House Price

September quarter 2017: \$808,000

Comparable Properties



19/848 Pascoe Vale Rd GLENROY 3046 (REI)

Agent Comments

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Price: \$310,000

Method: Private Sale

Date: 25/09/2017

Rooms: 4

Property Type: Apartment

8/850 Pascoe Vale Rd GLENROY 3046 (VG)

Agent Comments

 -  -  -

Price: \$280,000

Method: Sale

Date: 20/07/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



1/836 Pascoe Vale Rd GLENROY 3046 (VG)

Agent Comments

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Price: \$215,000

Method: Sale

Date: 14/06/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)