

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and postcode

2,3 and 4 /857 Pascoe Vale Road Glenroy

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 bed + study Townhouse	\$-----	Or range between	\$510,000	&	\$560,000

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$560000	Suburb	Glenroy		
Period - From	Mar 2020	To	Sept 2020	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class E.g. One bedroom units	Address of comparable unit	Price	Date of sale
2 bed + study Townhouse	2/34 Beliar Avenue Glenroy	\$527,500	28/05/2020
	2/34 William Street Glenroy	\$550,000	01/07/2020
	2/94 Paget Avenue Glenroy	\$545000	26/06/2020

This Statement of Information was prepared on:

10/09/2020