

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

1/732 Pascoe Vale Road, Glenroy Vic 3046

Indicative selling price

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

Single price

\$438,000

Median sale price

Median price

\$620,000

Property Type

Townhouse

Suburb

Glenroy

Period - From

07/12/2021

to

06/12/2022

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	9 Coupling Way GLENROY 3046	\$460,000	26/09/2022
2	4/85-87 View St GLENROY 3046	\$440,000	09/11/2022
3	34/21 Station Rd OAK PARK 3046	\$410,000	15/10/2022

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.~~

This Statement of Information was prepared on:

07/12/2022 07:18