

## 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 Wheatsheaf Road Glenroy VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 2021

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

|  |             |           |
|--|-------------|-----------|
| 8 Kitchener Road Pascoe Vale VIC 3044  | \$1,815,000 | 07-Aug-21 |
| 14 Avoca Crescent Pascoe Vale VIC 3044 | \$1,631,000 | 18-Apr-20 |
| 6 Salisbury Street Glenroy VIC 3046    | \$1,430,000 | 11-Sep-21 |

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: 17 September 2021



**8 Kitchener Road Pascoe Vale VIC 3044**

Sold Price

<sup>RS</sup> **\$1,815,000**

Sold Date

**07-Aug-21**

 5  3  3

Distance

**1.44km**



**14 Avoca Crescent Pascoe Vale VIC 3044**

Sold Price

**\$1,631,000**

Sold Date

**18-Apr-20**

 4  2  4

Distance

**2.45km**



**6 Salisbury Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$1,430,000**

Sold Date

**11-Sep-21**

 4  2  2

Distance

**1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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