

## 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

3/57 Pecham Street 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

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2020

to

31 May 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

3/29 Trevannion Street Glenroy VIC 3046	\$452,500	20-Apr-21
4/26 Gladstone Parade Glenroy VIC 3046	\$450,000	22-May-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: 03 June 2021



**3/29 Trevannion Street Glenroy VIC 3046** Sold Price **\$452,500** Sold Date **20-Apr-21**

 2  1  1

Distance **0.65km**



**4/26 Gladstone Parade Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$450,000** Sold Date **22-May-21**

 2  1  1

Distance **1.09km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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