

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

9/902 PASCOE VALE ROAD GLENROY VIC 3046

Indicative selling price

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

Single Price

or range
between

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 2023

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

1/902 PASCOE VALE ROAD GLENROY VIC 3046	\$455,000	04-Nov-22
2/4 DUNN STREET BROADMEADOWS VIC 3047	\$480,000	17-Feb-23
2/10 ROWAN STREET GLENROY VIC 3046	\$510,000	26-Nov-22

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: 02 May 2023



**1/902 PASCOE VALE ROAD
GLENROY VIC 3046**

 2  1  1

Sold Price **\$455,000** Sold Date **04-Nov-22**

Distance **0km**



**2/4 DUNN STREET
BROADMEADOWS VIC 3047**

 2  1  1

Sold Price **\$480,000** Sold Date **17-Feb-23**

Distance **0.67km**



**2/10 ROWAN STREET GLENROY
VIC 3046**

 2  1  1

Sold Price **\$510,000** Sold Date **26-Nov-22**

Distance **0.18km**

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

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