

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 4/919 Pascoe Vale Road, Glenroy 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 \$539,000 or range between \$ & \$

Median sale price

Median price \$570,000 Property type Unit Suburb Glenroy

Period - From JUNE 2019 to DEC 2019 Source realestate.com.au

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 – 3/254 Hilton Street, Glenroy	\$550,250	26/06/19
2 – 1/861 Pascoe Vale Road, Glenroy	\$561,000	06/08/19
3 – 2/111 View Street, Glenroy	\$500,000	23/10/19

This Statement of Information was prepared on: 9 December 2019