

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

903 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,125

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2020

to

31 Mar 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

57 Hilda Street Glenroy VIC 3046	\$800,000	31-Mar-21
55 Valencia Street Glenroy VIC 3046	\$745,000	11-Mar-21
6 View Street Glenroy VIC 3046	\$759,000	10-Apr-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: 26 April 2021



57 Hilda Street Glenroy VIC 3046

Sold Price

^{RS} **\$800,000**

Sold Date

31-Mar-21



3



1



5

Distance

1.4km



55 Valencia Street Glenroy VIC 3046

Sold Price

^{RS} **\$745,000**

Sold Date

11-Mar-21



3



1



-

Distance

1.96km



6 View Street Glenroy VIC 3046

Sold Price

^{RS} **\$759,000**

Sold Date

10-Apr-21



3



1



2

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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