

## 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

1/885-887 Pascoe Vale 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

\$480,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/32 William Street Glenroy VIC 3046	\$550,000	01-Jul-20
4/24 Grandview Street Glenroy VIC 3046	\$480,000	25-Jun-20
2/34 Belair Avenue Glenroy VIC 3046	\$527,500	28-May-20

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: 08 July 2020



**2/32 William Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**01-Jul-20**

 2

 1

 1

Distance

**1.19km**



**4/24 Grandview Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$480,000**

Sold Date

**25-Jun-20**

 2

 1

 1

Distance

**0.93km**



**2/34 Belair Avenue Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$527,500**

Sold Date

**28-May-20**

 2

 1

 1

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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