

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

1/850 Pascoe Vale Road, Glenroy 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$290,000

or range between

&

### Median sale price

Median price \$437,000

\*House

\*unit

x

Suburb  
or locality Glenroy

Period - From August 2016

to July 2017

Source Core Logic RP Data

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property in the last 6 months.

Address of comparable property	Price	Date of sale
1. 8/850 Pascoe Vale Road, Glenroy	\$280,000	7/8/17
2. 7/3 Shepherd St Glenroy	\$265,000	13/4/17