

## 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

6/905 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2019

to

31 Jul 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

1/16 Lytton Street Glenroy VIC 3046	\$580,000	27-Jun-20
2/32 William Street Glenroy VIC 3046	\$550,000	01-Jul-20
7/905 Pascoe Vale Road Glenroy VIC 3046	\$490,000	29-Jul-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: 01 August 2020



**1/16 Lytton Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$580,000**

Sold Date

**27-Jun-20**

 2  1  1

Distance

**0.78km**



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

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**01-Jul-20**

 2  1  1

Distance

**1.34km**



**7/905 Pascoe Vale Road Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$490,000**

Sold Date

**29-Jul-20**

 2  1  1

Distance

-

**RS** = Recent sale

**UN** = Undisclosed Sale

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