

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

2/730 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

\$520,000

or range
between

&

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2021

to

31 Jan 2022

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

2/108 View Street Glenroy VIC 3046	\$545,000	18-Feb-22
4/4 Valencia Street Glenroy VIC 3046	\$600,000	12-Feb-22
3/37 Valencia Street Glenroy VIC 3046	\$650,000	09-Feb-22

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: 24 February 2022



2/108 View Street Glenroy VIC 3046

 2  1  1

Sold Price ^{RS} **\$545,000** ^{UN} Sold Date **18-Feb-22**

Distance **1.93km**



4/4 Valencia Street Glenroy VIC 3046

 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **12-Feb-22**

Distance **1.76km**



3/37 Valencia Street Glenroy VIC 3046

 2  1  1

Sold Price ^{RS} **\$650,000** Sold Date **09-Feb-22**

Distance **1.88km**

RS = Recent sale **UN** = Undisclosed Sale

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