

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

1/56 Pecham Street 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

or range
between

\$695,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,250

Property type

Other

Suburb

Glenroy

Period-from

01 Jul 2020

to

30 Jun 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

1/67 Justin Avenue Glenroy VIC 3046	\$750,000	-
3/4 Bouchier Street Glenroy VIC 3046	\$700,000	11-Jun-21
1/923 Pascoe Vale Road Glenroy VIC 3046	\$666,000	12-Jun-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: 07 July 2021



1/67 Justin Avenue Glenroy VIC 3046

 -  -  -

Sold Price

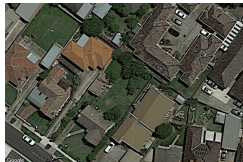
\$750,000

Sold Date

-

Distance

2.03km



3/4 Bouchier Street Glenroy VIC 3046

 3  2  -

Sold Price

^{RS}

\$700,000

Sold Date

11-Jun-21

Distance

2.74km



1/923 Pascoe Vale Road Glenroy VIC 3046

 3  2  2

Sold Price

^{RS}

\$666,000

Sold Date

12-Jun-21

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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