

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

33/836 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

or range
between

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2022

to

30 Sep 2023

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

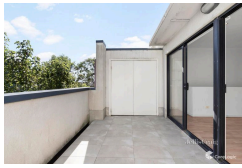
3/900 PASCOE VALE ROAD GLENROY VIC 3046	\$355,000	16-Jun-23
1/77 CHAPMAN AVENUE GLENROY VIC 3046	\$340,000	06-May-23
4/68 WHEATSHEAF ROAD GLENROY VIC 3046	\$350,000	03-Jul-23

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: 27 October 2023

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**3/900 PASCOE VALE ROAD
GLENROY VIC 3046**

2 1 1

Sold Price **\$355,000** Sold Date **16-Jun-23**

Distance **0.51km**



**1/77 CHAPMAN AVENUE GLENROY
VIC 3046**

2 1 1

Sold Price **\$340,000** Sold Date **06-May-23**

Distance **0.52km**



**4/68 WHEATSHEAF ROAD
GLENROY VIC 3046**

2 1 1

Sold Price **\$350,000** Sold Date **03-Jul-23**

Distance **0.64km**

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

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