

## 8/905 Pascoe Vale Road, Glenroy Vic 3046



**2 Bed 1 Bath 1 Car**

**Property Type:** Unit

**Indicative Selling Price**

\$445,000

**Median House Price**

Year ending March 2023: \$607,000

## Comparable Properties



### 3/42 Hales Crescent, Jacana 3047 (REI/VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$450,000

**Method:** Private Sale

**Date:** 22/02/2023

**Property Type:** House

**Agent Comments:** Freshly presented townhouse with timber flooring and secure garage.



### 9/1051 Pascoe Vale Road, Jacana 3047 (REI)

**2 Bed 1 Bath 1 Car**

**Price:** \$445,000

**Method:** Private Sale

**Date:** 17/04/2023

**Property Type:** Unit

**Land Size:** 285 sqm approx

**Agent Comments:** Single level unit fronting onto Pascoe Vale Rd, dated internally. Larger land size.



### 4/902 Pascoe Vale Road, Glenroy 3046 (REI/VG)

**2 Bed 1 Bath 1 Car**

**Price:** \$440,000

**Method:** Private Sale

**Date:** 24/04/2023

**Property Type:** Townhouse (Single)

**Agent Comments:** Located on the same street, modern townhouse freshly presented with balcony and remote access single garage. Does have second bathroom.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

8/905 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)

Single price

\$445,000

#### Median sale price

Median price

\$607,000

Unit

x

Suburb

Glenroy

Period - From

01/04/2022

to

31/03/2023

Source

REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/42 Hales Crescent, JACANA 3047	\$450,000	22/02/2023
9/1051 Pascoe Vale Road, JACANA 3047	\$445,000	17/04/2023
4/902 Pascoe Vale Road, GLENROY 3046	\$440,000	24/04/2023

This Statement of Information was prepared on:

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