

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

22/836 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

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2024

to

31 Mar 2025

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

28/836 PASCOE VALE ROAD GLENROY VIC 3046	\$370,000	12-Apr-25
7/77 CHAPMAN AVENUE GLENROY VIC 3046	\$335,000	03-Feb-25
4/3 SHEPHERD STREET GLENROY VIC 3046	\$330,000	14-Dec-24

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: 29 April 2025

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**28/836 PASCOE VALE ROAD
GLENROY VIC 3046**

2 1 1

Sold Price ^{RS} **\$370,000** ^{UN} Sold Date **12-Apr-25**

Distance **0km**



**7/77 CHAPMAN AVENUE
GLENROY VIC 3046**

2 1 -

Sold Price **\$335,000** Sold Date **03-Feb-25**

Distance **0.54km**



**4/3 SHEPHERD STREET GLENROY
VIC 3046**

2 1 -

Sold Price **\$330,000** Sold Date **14-Dec-24**

Distance **0.46km**

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

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