

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

4/866 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

\$395,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2023

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 4/30 WHEATSHEAF ROAD GLENROY VIC 3046 | \$395,000 | 10-Sep-23 |
| 7/4 GRANDVIEW STREET GLENROY VIC 3046 | \$425,000 | 06-Dec-23 |
| 3/13 GRANDVIEW STREET GLENROY VIC 3046 | \$530,000 | 29-Dec-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: 17 January 2024



**4/30 WHEATSHEAF ROAD
GLENROY VIC 3046**

 2  1  1

Sold Price **\$395,000** Sold Date **10-Sep-23**

Distance **1.2km**



**7/4 GRANDVIEW STREET
GLENROY VIC 3046**

 2  1  1

Sold Price ^{RS} **\$425,000** Sold Date **06-Dec-23**

Distance **0.66km**



**3/13 GRANDVIEW STREET
GLENROY VIC 3046**

 2  1  1

Sold Price ^{RS} **\$530,000** Sold Date **29-Dec-23**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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