STATEMENT OF INFORMATION
Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	33/836 Pascoe Vale Road, Glenroy 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	$400,000	&	$440,000

Median sale price

Median price	$522,500	Unit	X	Suburb	Glenroy
Period - From	JUNE 2018	to	OCT 2018	Source	realestate.com.au

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
1 – 1/101 Glenroy Road, Glenroy	$420,000	22/07/18
2 – 3/24 Grandview Street, Glenroy	$450,750	25/06/18
3 – 3/8 Prospect Street, Glenroy	$470,000	23/10/18