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	1/861 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	$605,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$567,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Sep 2022	to	31 Aug 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
1/2 PROSPECT STREET GLENROY VIC 3046	$636,000	26-May-23
3/2 LANGTON STREET GLENROY VIC 3046	$640,000	22-Jul-23
3/25 LYTTON STREET GLENROY VIC 3046	$580,000	26-Aug-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: 25 September 2023