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<br>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**



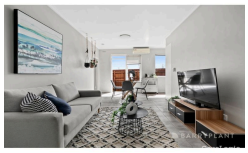
**7/77 CHAPMAN AVENUE GLENROY VIC 3046**

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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