



**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**3/25 Devon Rd PASCOE VALE 3044 (REI)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 06/07/2017  
**Rooms:** -  
**Property Type:** Unit



**16/43 Arndt Rd PASCOE VALE 3044 (REI)**

**Agent Comments**



**Price:** \$541,000  
**Method:** Auction Sale  
**Date:** 22/07/2017  
**Rooms:** -  
**Property Type:** Unit



**2/48 Stanley St GLENROY 3046 (REI)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Auction Sale  
**Date:** 15/07/2017  
**Rooms:** -  
**Property Type:** Villa  
**Land Size:** 154 sqm approx

**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

7/103 Plumpton Avenue, Glenroy Vic 3046

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 &amp; \$550,000

**Median sale price**

Median price \$551,000

Unit X

Suburb Glenroy

Period - From 01/04/2017 to 30/06/2017

Source REIV

**Comparable property sales**

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
3/25 Devon Rd PASCOE VALE 3044	\$550,000	06/07/2017
16/43 Arndt Rd PASCOE VALE 3044	\$541,000	22/07/2017
2/48 Stanley St GLENROY 3046	\$530,000	15/07/2017