

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

2/8 Salisbury Street 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 2020

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

1/15 Cromwell Street Glenroy VIC 3046	\$655,000	30-Nov-19
1/1 Tudor Street Glenroy VIC 3046	\$705,000	13-Aug-19
1/36 Acacia Street Glenroy VIC 3046	\$597,000	03-Aug-19

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: 07 February 2020

	1/15 Cromwell Street Glenroy VIC 3046	Sold Price	\$655,000	Sold Date	30-Nov-19
				Distance	0.25km
	1/1 Tudor Street Glenroy VIC 3046	Sold Price	\$705,000	Sold Date	13-Aug-19
				Distance	0.71km
	1/36 Acacia Street Glenroy VIC 3046	Sold Price	\$597,000	Sold Date	03-Aug-19
				Distance	0.73km

RS = Recent sale UN = Undisclosed Sale

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