

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

4/7 SADIE 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

or range
between

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2021

to

31 Oct 2022

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

4/21 BOURCHIER STREET GLENROY VIC 3046	\$517,000	03-Aug-22
7/54-56 JUSTIN AVENUE GLENROY VIC 3046	\$510,000	28-Jul-22
3/112 CARDINAL ROAD GLENROY VIC 3046	\$512,096	01-Sep-22

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: 16 November 2022



4/21 BOURCHIER STREET GLENROY VIC 3046

 2  1  1

Sold Price

\$517,000

Sold Date **03-Aug-22**

Distance

0.3km



7/54-56 JUSTIN AVENUE GLENROY VIC 3046

 2  1  1

Sold Price

\$510,000

Sold Date **28-Jul-22**

Distance

0.55km



3/112 CARDINAL ROAD GLENROY VIC 3046

 2  1  1

Sold Price

\$512,096

Sold Date **01-Sep-22**

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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