

## 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

18 Ila Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$695,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,125

Property type

House

Suburb

Glenroy

Period-from

01 May 2020

to

30 Apr 2021

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

21 William Street Glenroy VIC 3046	\$775,000	09-Apr-21
1/26 Stanley Street Glenroy VIC 3046	\$735,000	29-Apr-21
1/34 Harold Street Glenroy VIC 3046	\$653,000	09-Apr-21

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: 10 May 2021



**21 William Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$775,000** Sold Date **09-Apr-21**  
 Distance **2.27km**

3 1 2



**1/26 Stanley Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$735,000** Sold Date **29-Apr-21**  
 Distance **1.9km**

3 2 2



**1/34 Harold Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$653,000** Sold Date **09-Apr-21**  
 Distance **1.03km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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