

## 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

2/28 STANLEY STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$525,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 2023

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

2/25 CROMWELL STREET GLENROY VIC 3046	\$545,000	04-Apr-23
5/12 MURRELL STREET GLENROY VIC 3046	\$560,000	07-Apr-23
2/101 PLUMPTON AVENUE GLENROY VIC 3046	\$615,000	16-Feb-23

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: 30 May 2023



**2/25 CROMWELL STREET  
GLENROY VIC 3046**

 2  1  1

Sold Price

<sup>RS</sup>

**\$545,000**

Sold Date

**04-Apr-23**

Distance

**1.27km**



**5/12 MURRELL STREET GLENROY  
VIC 3046**

 2  1  1

Sold Price

**\$560,000**

Sold Date

**07-Apr-23**

Distance

**1km**



**2/101 PLUMPTON AVENUE  
GLENROY VIC 3046**

 2  1  1

Sold Price

**\$615,000**

Sold Date

**16-Feb-23**

Distance

**0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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