

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

2/9 KIAMA 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

\$549,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2022

to

30 Jun 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

4/7 CLOVELLY AVENUE GLENROY VIC 3046	\$510,000	19-May-23
3/25 PROSPECT STREET GLENROY VIC 3046	\$580,000	25-Mar-23
2/22 LANGTON STREET GLENROY VIC 3046	\$630,000	15-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: 04 July 2023



**4/7 CLOVELLY AVENUE GLENROY
VIC 3046**

Sold Price

^{RS}

\$510,000

Sold Date

19-May-23



2



2



1

Distance

0.88km



**3/25 PROSPECT STREET GLENROY
VIC 3046**

Sold Price

\$580,000

Sold Date

25-Mar-23



2



2



1

Distance

0.51km



**2/22 LANGTON STREET GLENROY
VIC 3046**

Sold Price

\$630,000

Sold Date

15-Feb-23



2



2



1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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