

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

3/38 HAROLD 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

\$695,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Glenroy

Period-from

01 Dec 2021

to

30 Nov 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

| | | |
|-------------------------------------|-----------|-----------|
| 6/61 HUBERT AVENUE GLENROY VIC 3046 | \$760,000 | 20-Dec-22 |
| 16 MORELL STREET GLENROY VIC 3046 | \$800,000 | 30-Sep-22 |
| 8 SIM CRESCENT GLENROY VIC 3046 | \$831,000 | 09-Dec-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: 24 December 2022



6/61 HUBERT AVENUE GLENROY VIC 3046

Sold Price ^{RS} **\$760,000** ^{UN} Sold Date **20-Dec-22**

 3  2  2

Distance **0.99km**

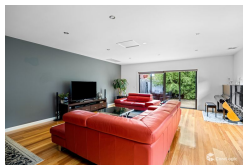


16 MORELL STREET GLENROY VIC 3046

Sold Price **\$800,000** Sold Date **30-Sep-22**

 3  2  2

Distance **2.4km**



8 SIM CRESCENT GLENROY VIC 3046

Sold Price ^{RS} **\$831,000** Sold Date **09-Dec-22**

 3  2  2

Distance **1km**

RS = Recent sale **UN** = Undisclosed Sale

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