

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

4/9 Danae 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 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

3/9 Danae Street Glenroy VIC 3046	\$700,000	-
2/126 Cardinal Road Glenroy VIC 3046	\$640,000	12-Oct-21
2/143 Melbourne Avenue Glenroy VIC 3046	\$640,000	06-May-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: 05 November 2021



3/9 Danae Street Glenroy VIC 3046 Sold Price **\$700,000** Sold Date -
Distance **0.02km**

 3  2  2



2/126 Cardinal Road Glenroy VIC 3046 Sold Price ^{RS} **\$640,000** Sold Date **12-Oct-21**
Distance **0.2km**

 2  1  1



2/143 Melbourne Avenue Glenroy VIC 3046 Sold Price **\$640,000** Sold Date **06-May-21**
Distance **0.68km**

 2  1  2

RS = Recent sale UN = Undisclosed Sale

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