

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

2/38 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

\$697,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 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

4/38 HAROLD STREET GLENROY VIC 3046	\$740,000	28-Feb-23
6/61 HUBERT AVENUE GLENROY VIC 3046	\$760,000	08-Dec-22
24B LEONARD AVENUE GLENROY VIC 3046	\$845,000	25-Jan-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: 16 March 2023



**4/38 HAROLD STREET GLENROY
VIC 3046**

 -  -  -

Sold Price

^{RS} **\$740,000**

Sold Date

28-Feb-23

Distance

0.02km



**6/61 HUBERT AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

\$760,000

Sold Date

08-Dec-22

Distance

1km



**24B LEONARD AVENUE GLENROY
VIC 3046**

 4  3  2

Sold Price

\$845,000

Sold Date

25-Jan-23

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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