

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

1/64 BECKET STREET NORTH 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

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

1/180 HILTON STREET GLENROY VIC 3046	\$700,000	30-Sep-22
2/67 VIEW STREET GLENROY VIC 3046	\$690,000	06-Apr-23
1/21 STANLEY STREET GLENROY VIC 3046	\$710,000	27-May-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: 12 May 2023

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**1/180 HILTON STREET GLENROY
VIC 3046**

3 2 1

Sold Price

\$700,000

Sold Date **30-Sep-22**

Distance **1.13km**



**2/67 VIEW STREET GLENROY VIC
3046**

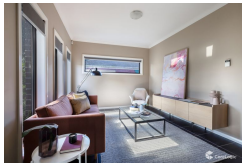
3 2 1

Sold Price

^{RS} **\$690,000**

Sold Date **06-Apr-23**

Distance **1.48km**



**1/21 STANLEY STREET GLENROY
VIC 3046**

3 2 1

Sold Price

\$710,000

Sold Date **27-May-22**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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