

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

1/90 EVELL 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

Suburb

Glenroy

Period-from

01 Aug 2022

to

31 Jul 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

2/67 VIEW STREET GLENROY VIC 3046	\$690,000	16-Mar-23
2/11 BINDI STREET GLENROY VIC 3046	\$700,000	15-Mar-23
2/30 COSMOS STREET GLENROY VIC 3046	\$770,000	18-Aug-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: 28 August 2023



2/67 VIEW STREET GLENROY VIC 3046

Sold Price

\$690,000

Sold Date

16-Mar-23

 3  2  1

Distance

1.28km



2/11 BINDI STREET GLENROY VIC 3046

Sold Price

\$700,000

Sold Date

15-Mar-23

 3  2  1

Distance

0.77km



2/30 COSMOS STREET GLENROY VIC 3046

Sold Price

^{RS} **\$770,000**

Sold Date

18-Aug-23

 3  2  2

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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