

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

1/18 Ogden 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

Other

Suburb

Glenroy

Period-from

01 Apr 2020

to

31 Mar 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

2/22 Prospect Street Glenroy VIC 3046	\$740,000	25-Mar-21
1/61 Justin Avenue Glenroy VIC 3046	\$698,000	13-Feb-21
1/1 Daley Street Glenroy VIC 3046	\$600,600	26-Mar-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: 12 April 2021



2/22 Prospect Street Glenroy VIC 3046

 3  2  2

Sold Price

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

Sold Date

25-Mar-21

Distance

3.33km



1/61 Justin Avenue Glenroy VIC 3046

 3  2  2

Sold Price

\$698,000

Sold Date

13-Feb-21

Distance

1.3km



1/1 Daley Street Glenroy VIC 3046

 3  2  1

Sold Price

^{RS} **\$600,600** ^{UN}

Sold Date

26-Mar-21

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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