

## 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

11 CROSS TERRACE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$995,000

& or range  
between

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$877,500

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2021

to

31 Oct 2022

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

8 CENTRE WAY GLENROY VIC 3046	\$880,000	02-Sep-17
8 LIZA COURT GLENROY VIC 3046	\$1,190,000	20-Aug-22
136 OUTLOOK DRIVE GLENROY VIC 3046	\$1,250,000	13-Aug-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: 22 November 2022



### 8 CENTRE WAY GLENROY VIC 3046

3 2 6

Sold Price **\$880,000** Sold Date **02-Sep-17**

Distance **0.81km**



### 8 LIZA COURT GLENROY VIC 3046

3 2 2

Sold Price **\$1,190,000** Sold Date **20-Aug-22**

Distance **3.07km**



### 136 OUTLOOK DRIVE GLENROY VIC 3046

3 2 2

Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **13-Aug-22**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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