

## 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

1/27 Grandview Street 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

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Glenroy

Period-from

01 Jan 2021

to

31 Dec 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

4/27 Prospect Street Glenroy VIC 3046	\$440,000	23-Dec-21
2/47 Lytton Street Glenroy VIC 3046	\$450,000	21-Dec-21
2/919 Pascoe Vale Road Glenroy VIC 3046	\$412,500	08-Sep-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: 27 January 2022



**4/27 Prospect Street Glenroy VIC 3046**

Sold Price

**\$440,000**

Sold Date

**23-Dec-21**

 2  1  1

Distance

**0.17km**



**2/47 Lytton Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**21-Dec-21**

 2  1  1

Distance

**0.28km**



**2/919 Pascoe Vale Road Glenroy VIC 3046**

Sold Price

**\$412,500**

Sold Date

**08-Sep-21**

 2  1  1

Distance

**1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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