

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

3/21 Prospect 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

\$597,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

House

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

2/47 Justin Avenue Glenroy VIC 3046	\$640,000	22-Jan-2021
2/28 Gladstone Parade Glenroy VIC 3046	\$665,000	25-Feb-21
2/56 Pecham Street Glenroy VIC 3046	\$615,555	06-Aug-19

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: 07 April 2021



2/47 Justin Avenue Glenroy VIC 3046

Sold Price **\$640,000** Sold Date -

 -  -  -

Distance **2.03km**



2/28 Gladstone Parade Glenroy VIC 3046

Sold Price ^{RS} **\$665,000** ^{UN} Sold Date **25-Feb-21**

 2  2  2

Distance **0.3km**



56 Pecham Street Glenroy VIC 3046

Sold Price **\$720,000** Sold Date **06-Aug-19**

 3  1  1

Distance **1.37km**

RS = Recent sale **UN** = Undisclosed Sale

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