

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

1/28 YORK 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

\$565,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/30 HAROLD STREET GLENROY VIC 3046	\$570,000	06-Dec-23
1/67 RHODES PARADE OAK PARK VIC 3046	\$570,000	01-Nov-23
4/4 KENNEDY STREET GLENROY VIC 3046	\$615,000	14-Nov-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: 21 February 2024



**3/30 HAROLD STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$570,000

Sold Date **06-Dec-23**

Distance **1.47km**



**1/67 RHODES PARADE OAK PARK
VIC 3046**

 2  1  1

Sold Price

Sold Date **01-Nov-23**

Distance **1.82km**



**4/4 KENNEDY STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

\$615,000

Sold Date **14-Nov-23**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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