

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

2/32 Salisbury 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

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

1/2 Tudor Street Glenroy VIC 3046	\$749,000	07-Oct-21
3/68 Everard Street Glenroy VIC 3046	\$755,000	21-Sep-21
3/32 Churchill Street Glenroy VIC 3046	\$750,000	23-Nov-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: 05 January 2022



1/2 Tudor Street Glenroy VIC 3046 Sold Price **\$749,000** Sold Date **07-Oct-21**

 3  2  2

Distance **0.87km**



3/68 Everard Street Glenroy VIC 3046 Sold Price **\$755,000** Sold Date **21-Sep-21**

 3  2  1

Distance **1.66km**



3/32 Churchill Street Glenroy VIC 3046 Sold Price ^{RS} **\$750,000** Sold Date **23-Nov-21**

 3  2  -

Distance **0.1km**

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

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