

## 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

2/15 BECKET STREET SOUTH GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$585,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 2023

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

4/46 GLADSTONE PARADE GLENROY VIC 3046	\$590,000	08-Feb-23
3/27 STANLEY STREET GLENROY VIC 3046	\$650,000	09-Jan-23
2/40 LYTTON STREET GLENROY VIC 3046	\$671,000	24-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: 01 May 2023



**4/46 GLADSTONE PARADE  
GLENROY VIC 3046**

 3  1  2

Sold Price **\$590,000** Sold Date **08-Feb-23**

Distance **0.86km**



**3/27 STANLEY STREET GLENROY  
VIC 3046**

 3  1  2

Sold Price **\$650,000** Sold Date **09-Jan-23**

Distance **1.3km**



**2/40 LYTTON STREET GLENROY  
VIC 3046**

 3  1  1

Sold Price **\$671,000** Sold Date **24-Aug-22**

Distance **0.7km**

RS = Recent sale UN = Undisclosed Sale

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