

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

3/44 VALENCIA 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Other

Suburb

Glenroy

Period-from

01 Nov 2021

to

31 Oct 2022

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

1/180 HILTON STREET GLENROY VIC 3046	\$700,000	14-Oct-22
1B GRANVILLE STREET GLENROY VIC 3046	\$777,500	06-Sep-22
1/10 CALDWELL STREET GLENROY VIC 3046	\$869,000	05-Jun-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: 30 November 2022



**1/180 HILTON STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS}

\$700,000

Sold Date

14-Oct-22

Distance

1.13km



**1B GRANVILLE STREET GLENROY
VIC 3046**

 3  3  1

Sold Price

\$777,500

Sold Date

06-Sep-22

Distance

1.41km



**1/10 CALDWELL STREET GLENROY
VIC 3046**

 3  3  1

Sold Price

\$869,000

Sold Date

05-Jun-22

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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