

## 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

1/7 SADIE STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$863,750

Property type

Other

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 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

3/76 BINDI STREET GLENROY VIC 3046	\$535,000	23-Jun-22
2/77 VIEW STREET GLENROY VIC 3046	\$570,000	06-Jul-22
1/122 DALEY STREET GLENROY VIC 3046	\$645,000	02-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: 03 August 2022



**3/76 BINDI STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup>

**\$535,000**

Sold Date

**23-Jun-22**

 3  2  1

Distance

**1.13km**



**2/77 VIEW STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup>

**\$570,000**

Sold Date

**06-Jul-22**

 3  2  2

Distance

**1.2km**



**1/122 DALEY STREET GLENROY VIC 3046**

Sold Price

**\$645,000**

Sold Date

**02-Jun-22**

 3  2  2

Distance

**1.47km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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