

## 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

1/80 View 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

\$497,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2020

to

31 Jan 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

2/137 Evell Street Glenroy VIC 3046	\$610,000	11-Nov-20
2/15 Everard Street Glenroy VIC 3046	\$600,000	09-Dec-20
126 Justin Avenue Glenroy VIC 3046	\$513,500	03-Dec-20

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: 26 February 2021



**2/137 Evell Street Glenroy VIC 3046**

 3  2  2

Sold Price

**\$610,000**

Sold Date **11-Nov-20**

Distance **0.85km**



**2/15 Everard Street Glenroy VIC 3046**

 3  2  1

Sold Price

**\$600,000**

Sold Date **09-Dec-20**

Distance **1.31km**



**126 Justin Avenue Glenroy VIC 3046**

 3  1  2

Sold Price

**\$513,500**

Sold Date **03-Dec-20**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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