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

1/73 View 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	\$555,000	&	\$595,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type		House	Suburb	Glenroy
Period-from	01 Jun 2019	to	31 May 2	2020	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
1/123 Loongana Avenue Glenroy VIC 3046	\$622,209	29-May-20
2/36 Daley Street Glenroy VIC 3046	\$615,000	14-Apr-20
2/40 Lytton Street Glenroy VIC 3046	\$575,000	04-May-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: 12 June 2020



consumer.vic.gov.au



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charter -	1/123 Loongana Avenue Glenroy VIC 3046	Sold Price	\$622,209	Sold Date Distance	29-May-20 2.46km
	2/36 Daley Street Glenroy VIC 3046 ☐ 3	Sold Price	\$615,000	Sold Date Distance	14-Apr-20 0.37km

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RS = Recent sale UN = Undisclosed Sale

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