

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

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2019

to

31 May 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.~~

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Claudio Cuomo
P 0419315396
M 0419315396
E claudio.cuomo@evview.com.au



1/123 Loongana Avenue Glenroy VIC 3046

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Sold Price

\$622,209

Sold Date **29-May-20**

Distance **2.46km**



2/36 Daley Street Glenroy VIC 3046

3 2 3

Sold Price

\$615,000

Sold Date **14-Apr-20**

Distance **0.37km**



2/40 Lytton Street Glenroy VIC 3046

3 1 1

Sold Price

\$575,000

Sold Date **04-May-20**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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