

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

2 Corio 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

\$860,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jan 2021

to

31 Dec 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

1 Langton Street Glenroy VIC 3046	\$1,100,000	17-Nov-21
11 Granville Street Glenroy VIC 3046	\$1,000,000	28-Sep-21
7 Golf Links Road Glenroy VIC 3046	\$1,081,000	22-Oct-21

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: 17 January 2022



1 Langton Street Glenroy VIC 3046 Sold Price ^{RS} **\$1,100,000** Sold Date **17-Nov-21**

 3  1  2

Distance **0.86km**



11 Granville Street Glenroy VIC 3046 Sold Price ^{RS} **\$1,000,000** Sold Date **28-Sep-21**

 3  2  1

Distance **0.86km**



7 Golf Links Road Glenroy VIC 3046 Sold Price ^{RS} **\$1,081,000** Sold Date **22-Oct-21**

 3  1  2

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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