

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

73 Pecham 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

\$1,200,000

& or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 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

10 Milton Street Glenroy VIC 3046	\$1,435,000	21-Oct-21
22 Ridgeway Avenue Glenroy VIC 3046	\$1,240,000	23-Oct-21
13 Golf Links Road Glenroy VIC 3046	\$1,051,000	01-Nov-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: 03 November 2021



10 Milton Street Glenroy VIC 3046

Sold Price

^{RS} **\$1,435,000**

Sold Date

21-Oct-21

 4  2  4

Distance

2.11km



22 Ridgeway Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$1,240,000**

Sold Date

23-Oct-21

 5  3  2

Distance

0.35km



13 Golf Links Road Glenroy VIC 3046

Sold Price

^{RS} **\$1,051,000**

Sold Date

01-Nov-21

 3  1  5

Distance

2.08km

RS = Recent sale

UN = Undisclosed Sale

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