

## 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

1/47 LYTTON 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 2022

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

2/45 LYTTON STREET GLENROY VIC 3046	\$577,500	23-Jul-22
3/33 LYTTON STREET GLENROY VIC 3046	\$540,000	26-Mar-22
1/16 GLADSTONE PARADE GLENROY VIC 3046	\$533,000	02-May-22

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: 30 August 2022


**2/45 LYTTON STREET GLENROY  
VIC 3046**
 2    2    1

Sold Price

<sup>RS</sup>
**\$577,500**

Sold Date

**23-Jul-22**

Distance

**0.03km**

**3/33 LYTTON STREET GLENROY  
VIC 3046**
 2    1    1

Sold Price

**\$540,000**

Sold Date

**26-Mar-22**

Distance

**0.14km**

**1/16 GLADSTONE PARADE  
GLENROY VIC 3046**
 2    1    1

Sold Price

**\$533,000**

Sold Date

**02-May-22**

Distance

**0.39km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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