

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

3/12 BECKET STREET SOUTH 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

\$770,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/7 DANAE STREET GLENROY VIC 3046	\$790,000	22-Dec-23
2/33 KENNEDY STREET GLENROY VIC 3046	\$805,000	18-Nov-23
1/57 COSMOS STREET GLENROY VIC 3046	\$750,000	14-Dec-23

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: 11 January 2024

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1/7 DANAE STREET GLENROY VIC 3046

Sold Price

^{RS} **\$790,000**

Sold Date **22-Dec-23**

 3  2  1

Distance **1.36km**



2/33 KENNEDY STREET GLENROY VIC 3046

Sold Price

^{RS} **\$805,000**

Sold Date **18-Nov-23**

 3  2  1

Distance **1.17km**



1/57 COSMOS STREET GLENROY VIC 3046

Sold Price

^{RS} **\$750,000**

Sold Date **14-Dec-23**

 3  2  1

Distance **2.17km**

RS = Recent sale

UN = Undisclosed Sale

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