

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

2/44 VALENCIA 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 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

4/61 HUBERT AVENUE GLENROY VIC 3046	\$660,000	21-Dec-22
5/61 HUBERT AVENUE GLENROY VIC 3046	\$690,000	09-Dec-22
2B RESERVE COURT GLENROY VIC 3046	\$747,000	02-Dec-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: 20 March 2023



**4/61 HUBERT AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

\$660,000

Sold Date

21-Dec-22

Distance

0.43km



**5/61 HUBERT AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

\$690,000

Sold Date

09-Dec-22

Distance

0.42km



**2B RESERVE COURT GLENROY VIC
3046**

 3  2  2

Sold Price

\$747,000

Sold Date

02-Dec-22

Distance

2.48km

RS = Recent sale

UN = Undisclosed Sale

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