

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

2/27 STANLEY 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2022

to

31 Jul 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

1/20 KENNEDY STREET GLENROY VIC 3046	\$695,000	08-Aug-23
2/28 KENNEDY STREET GLENROY VIC 3046	\$745,000	03-Jul-23
3/38 HAROLD STREET GLENROY VIC 3046	\$730,000	08-Mar-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.

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**1/20 KENNEDY STREET GLENROY
VIC 3046**

Sold Price

^{RS} **\$695,000** ^{UN}

Sold Date **08-Aug-23**

 3  2  1

Distance **0.19km**



**2/28 KENNEDY STREET GLENROY
VIC 3046**

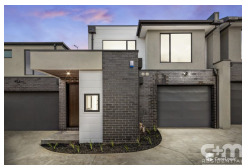
Sold Price

^{RS} **\$745,000**

Sold Date **03-Jul-23**

 3  2  1

Distance **0.19km**



**3/38 HAROLD STREET GLENROY
VIC 3046**

Sold Price

\$730,000

Sold Date **08-Mar-23**

 3  2  2

Distance **1.12km**



**2/21 CLOVELLY AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$715,000**

Sold Date **30-Jul-23**

 3  2  1

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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