

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

1/19 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2021

to

30 Apr 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

4/42 HAROLD STREET GLENROY VIC 3046	\$520,000	19-Feb-22
1/12 ILLAWARRA STREET GLENROY VIC 3046	\$525,000	31-Mar-22
2/170 HILTON STREET GLENROY VIC 3046	\$522,000	09-Mar-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: 09 May 2022

**4/42 HAROLD STREET GLENROY
VIC 3046**

Sold Price

\$520,000

Sold Date

19-Feb-22 2  1  1

Distance

1.19km**1/12 ILLAWARRA STREET
GLENROY VIC 3046**

Sold Price

^{RS} **\$525,000**

Sold Date

31-Mar-22 2  1  1

Distance

1.14km**2/170 HILTON STREET GLENROY
VIC 3046**

Sold Price

\$522,000

Sold Date

09-Mar-22 2  1  1

Distance

1.16km**RS** = Recent sale**UN** = Undisclosed Sale

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