

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

1/4 Glenroy Road 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

\$535,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

Glenroy

Period-from

01 May 2019

to

30 Apr 2020

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

1/22 Lytton Street Glenroy VIC 3046	\$607,000	15-Feb-20
3/79 Glen Street Glenroy VIC 3046	\$575,000	25-Feb-20
3/91 Gowrie Street Glenroy VIC 3046	\$535,000	19-Nov-19

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: 05 May 2020



1/22 Lytton Street Glenroy VIC 3046

Sold Price **\$607,000** Sold Date **15-Feb-20**

 2  1  1

Distance **2.18km**



3/79 Glen Street Glenroy VIC 3046

Sold Price ^{RS} **\$575,000** Sold Date **25-Feb-20**

 2  2  1

Distance **1.4km**



3/91 Gowrie Street Glenroy VIC 3046

Sold Price **\$535,000** Sold Date **19-Nov-19**

 2  2  1

Distance **1.12km**

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

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