

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

1/22 Langton 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

\$645,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/8 Leonard Avenue Glenroy VIC 3046	\$785,000	03-Feb-21
3/30 Kennedy Street Glenroy VIC 3046	\$732,500	06-Feb-21
1/61 Justin Avenue Glenroy VIC 3046	\$698,000	13-Feb-21

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: 19 February 2021



1/8 Leonard Avenue Glenroy VIC 3046

 3  2  2

Sold Price

^{RS} **\$785,000**

Sold Date

03-Feb-21

Distance

1.53km



3/30 Kennedy Street Glenroy VIC 3046

 3  2  2

Sold Price

^{RS} **\$732,500**

Sold Date

06-Feb-21

Distance

1.15km



1/61 Justin Avenue Glenroy VIC 3046

 3  2  2

Sold Price

^{RS} **\$698,000**

Sold Date

13-Feb-21

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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