

## 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

3/25 Prospect Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2019

to

30 Sep 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

5/48 William Street Glenroy VIC 3046	\$655,320	16-May-20
2/34 Cromwell Street Glenroy VIC 3046	\$590,000	05-Aug-20
2/40 Lytton Street Glenroy VIC 3046	\$575,000	04-May-20

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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**5/48 William Street Glenroy VIC 3046**

 3  2  2

Sold Price

**\$655,320**

Sold Date **16-May-20**

Distance **0.48km**



**2/34 Cromwell Street Glenroy VIC 3046**

 2  2  1

Sold Price

**\$590,000**

Sold Date **05-Aug-20**

Distance **1.32km**



**2/40 Lytton Street Glenroy VIC 3046**

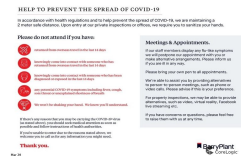
 3  1  2

Sold Price

**\$575,000**

Sold Date **04-May-20**

Distance **0.44km**



RS = Recent sale

UN = Undisclosed Sale

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