

## 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

3/21-23 EVERARD STREET GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$445,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2022

to

31 Dec 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

4/7 SADIE STREET GLENROY VIC 3046	\$485,000	09-Jan-23
3/24 WIDFORD STREET GLENROY VIC 3046	\$490,000	24-Nov-22
2/10 ROWAN STREET GLENROY VIC 3046	\$510,000	26-Nov-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: 23 January 2023



**4/7 SADIE STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup>

**\$485,000**

Sold Date

**09-Jan-23**

 2

 1

 2

Distance

**0.02km**



**3/24 WIDFORD STREET GLENROY VIC 3046**

Sold Price

**\$490,000**

Sold Date

**24-Nov-22**

 2

 1

 1

Distance

**1.53km**



**2/10 ROWAN STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup>

**\$510,000**

Sold Date

**26-Nov-22**

 2

 1

 1

Distance

**2.08km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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