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

5/9 Danae 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	\$685,000	&	\$710,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$810,000	Prope	erty type Other		Suburb	Glenroy	
Period-from	01 Nov 2020	to	31 Oct 2	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
3/3 Acacia Street Glenroy VIC 3046	\$745,000	25-Jun-21
2/21 Clovelly Avenue Glenroy VIC 3046	\$725,000	12-Nov-21
3/9 Danae Street Glenroy VIC 3046	\$700,000	05-Nov-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: 25 November 2021



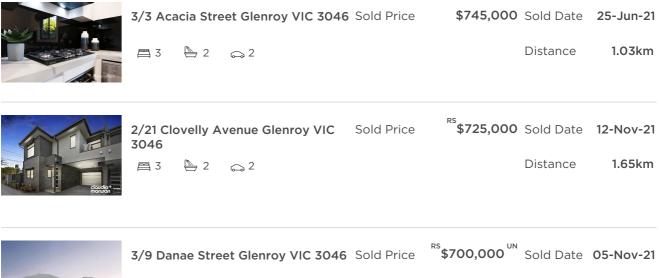
consumer.vic.gov.au



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☐ 3 ⓑ 2 ⇔ 2 Distance 0.02km

RS = Recent sale UN = Undisclosed Sale

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