

## 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](http://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

Property type

Other

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 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



**3/3 Acacia Street Glenroy VIC 3046** Sold Price **\$745,000** Sold Date **25-Jun-21**

 3  2  2

Distance **1.03km**



**2/21 Clovelly Avenue Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$725,000** Sold Date **12-Nov-21**

 3  2  2

Distance **1.65km**



**3/9 Danae Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **05-Nov-21**

 3  2  2

Distance **0.02km**

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

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