

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

2/10 APSLEY 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

\$465,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 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

8/40-42 CHAPMAN AVENUE GLENROY VIC 3046	\$485,000	16-Jun-22
2/45 LYTTON STREET GLENROY VIC 3046	\$577,500	23-Jul-22
119 GOWRIE STREET GLENROY VIC 3046	\$582,500	15-Aug-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: 29 August 2022



**8/40-42 CHAPMAN AVENUE
GLENROY VIC 3046**

 2  1  2

Sold Price **\$485,000** Sold Date **16-Jun-22**

Distance **1.09km**



**2/45 LYTTON STREET GLENROY
VIC 3046**

 2  2  1

Sold Price ^{RS} **\$577,500** Sold Date **23-Jul-22**

Distance **1.49km**



**119 GOWRIE STREET GLENROY VIC
3046**

 2  1  2

Sold Price ^{RS} **\$582,500** Sold Date **15-Aug-22**

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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