

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

1/67 VIEW 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$877,500

Property type

Other

Suburb

Glenroy

Period-from

01 Nov 2021

to

31 Oct 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 ACACIA STREET GLENROY VIC 3046	\$587,500	07-Sep-22
1 BECKET STREET SOUTH GLENROY VIC 3046	\$601,000	29-Sep-22
97 GOWRIE STREET GLENROY VIC 3046	\$665,000	17-Oct-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 November 2022



8 ACACIA STREET GLENROY VIC 3046

Sold Price

\$587,500

Sold Date **07-Sep-22**

 2  1  1

Distance **1.36km**



1 BECKET STREET SOUTH GLENROY VIC 3046

Sold Price

\$601,000

Sold Date **29-Sep-22**

 3  1  2

Distance **1.62km**



97 GOWRIE STREET GLENROY VIC 3046

Sold Price

^{RS} **\$665,000**

Sold Date **17-Oct-22**

 3  1  2

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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