

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

2/195 DALEY 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

\$495,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2021

to

30 Apr 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

2/29 MELBOURNE AVENUE GLENROY VIC 3046	\$600,000	11-Apr-22
2/5 MURRELL STREET GLENROY VIC 3046	\$510,000	07-Feb-22
2/3 HOWARD COURT GLENROY VIC 3046	\$490,000	23-Dec-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: 14 May 2022



**2/29 MELBOURNE AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price ^{RS} **\$600,000** Sold Date **11-Apr-22**

Distance **1.86km**



**2/5 MURRELL STREET GLENROY
VIC 3046**

 2  2  1

Sold Price **\$510,000** Sold Date **07-Feb-22**

Distance **0.99km**



**2/3 HOWARD COURT GLENROY
VIC 3046**

 2  2  1

Sold Price **\$490,000** Sold Date **23-Dec-21**

Distance **0.54km**

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

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