

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

103 Evell 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

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2020

to

30 Apr 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

3/254 West Street Glenroy VIC 3046	\$535,000	09-Mar-21
2/15 Everard Street Glenroy VIC 3046	\$600,000	09-Dec-20
4 Bouchier Street Glenroy VIC 3046	\$618,000	01-Apr-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: 11 May 2021



3/254 West Street Glenroy VIC 3046

2 1 1

Sold Price

\$535,000

Sold Date **09-Mar-21**

Distance **0.1km**



2/15 Everard Street Glenroy VIC 3046

3 2 1

Sold Price

\$600,000

Sold Date **09-Dec-20**

Distance **0.28km**



4 Bouchier Street Glenroy VIC 3046

3 2 2

Sold Price

^{RS} **\$618,000**

Sold Date **01-Apr-21**

Distance **0.33km**



1/1 Daley Street Glenroy VIC 3046

3 2 1

Sold Price

\$600,600

Sold Date **14-Mar-21**

Distance **0.46km**



1/138 John Street Glenroy VIC 3046

3 1 3

Sold Price

^{RS}

Sold Date **27-Mar-21**

Distance **0.48km**



1/24 Eucra Street Hadfield VIC 3046

3 1 4

Sold Price

\$600,000

Sold Date **31-Jan-21**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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**2/121 West Street Hadfield VIC
3046** 3  1  1

Sold Price

RS

\$558,000

Sold Date

09-Apr-21

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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