

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

3/178 GLENROY ROAD 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

\$445,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2022

to

31 Mar 2023

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

3/28 ISLA AVENUE GLENROY VIC 3046	\$460,000	21-Mar-23
7/3 GLADSTONE PARADE GLENROY VIC 3046	\$475,000	21-Feb-23
4/8 LYTTON STREET GLENROY VIC 3046	\$500,000	12-Mar-23

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 April 2023



3/28 ISLA AVENUE GLENROY VIC 3046

 2  2  1

Sold Price

^{RS} **\$460,000**

Sold Date

21-Mar-23

Distance

1.03km



7/3 GLADSTONE PARADE GLENROY VIC 3046

 2  2  1

Sold Price

\$475,000

Sold Date

21-Feb-23

Distance

0.49km



4/8 LYTTON STREET GLENROY VIC 3046

 2  2  1

Sold Price

\$500,000

Sold Date

12-Mar-23

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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