

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

3/4 Barwon 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

\$749,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2021

to

31 Dec 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

1/61 Loongana Avenue Glenroy VIC 3046	\$833,000	24-Nov-21
1/70 Glenroy Road Glenroy VIC 3046	\$785,000	04-Dec-21
1/56 Widford Street Glenroy VIC 3046	\$765,000	10-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: 05 January 2022



1/61 Loongana Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$833,000

Sold Date

24-Nov-21

 3

 2

 2

Distance

1.27km



1/70 Glenroy Road Glenroy VIC 3046

Sold Price

^{RS}

\$785,000

^{UN}

Sold Date

04-Dec-21

 3

 2

 2

Distance

1.27km



1/56 Widford Street Glenroy VIC 3046

Sold Price

^{RS}

\$765,000

Sold Date

10-Dec-21

 3

 2

 2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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