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

13 Glen 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	\$800,000	&	\$880,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$780,000	Prop	erty type House		Suburb	Glenroy	
Period-from	01 Sep 2020	to	31 Aug 2	Aug 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
22 Harold Street Glenroy VIC 3046	\$976,000	14-Aug-21
54 Kennedy Street Glenroy VIC 3046	\$862,500	10-Aug-21
39 Becket Street North Glenroy VIC 3046	\$792,000	07-Aug-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: 07 September 2021



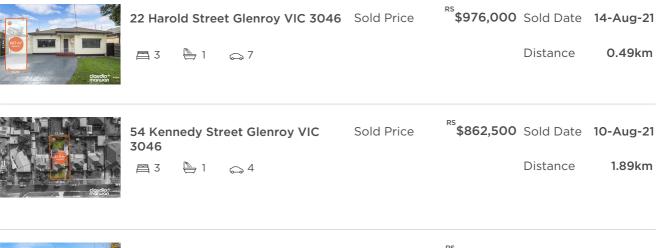
consumer.vic.gov.au



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39 Becl 3046	ket Stre	et North Gle	nroy VIC	Sold Price	^{RS} \$792,000	Sold Date	07-Aug-21
昌 3	1	⇔ 2				Distance	1.36km

RS = Recent sale UN = Undisclosed Sale

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