

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

1/87 JOHN 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

\$849,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$786,250

Property type

Other

Suburb

Glenroy

Period-from

01 Jan 2023

to

31 Dec 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

2/119 EVELL STREET GLENROY VIC 3046	\$850,000	01-Mar-23
1/3 JUSTIN AVENUE GLENROY VIC 3046	\$845,000	09-Jun-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: 26 January 2024



2/119 EVELL STREET GLENROY VIC 3046 Sold Price **\$850,000** Sold Date **01-Mar-23**

 4  3  -

Distance **0.29km**



1/3 JUSTIN AVENUE GLENROY VIC 3046 Sold Price **\$845,000** Sold Date **09-Jun-23**

 3  2  2

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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