

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

2/25 CROMWELL 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 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

3/101 BINDI STREET GLENROY VIC 3046	\$495,000	07-Mar-23
3/7 HAROLD STREET GLENROY VIC 3046	\$510,000	25-Feb-23
1/70 HILDA STREET GLENROY VIC 3046	\$550,000	07-Nov-22

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: 10 March 2023



3/101 BINDI STREET GLENROY VIC 3046

Sold Price

RS

\$495,000

Sold Date

07-Mar-23

 2

 1

 2

Distance

0.81km



3/7 HAROLD STREET GLENROY VIC 3046

Sold Price

RS

\$510,000

Sold Date

25-Feb-23

 2

 1

 1

Distance

0.79km



1/70 HILDA STREET GLENROY VIC 3046

Sold Price

\$550,000

Sold Date

07-Nov-22

 -

 -

 1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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