

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

3/47 Lytton 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

\$475,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 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

2/33 Lytton Street Glenroy VIC 3046	\$450,000	03-Nov-21
1/27 Clovelly Avenue Glenroy VIC 3046	\$499,000	27-Mar-21
4/26 Gladstone Parade Glenroy VIC 3046	\$450,000	06-May-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: 23 November 2021

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**2/33 Lytton Street Glenroy VIC 3046** 2  1  1Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **03-Nov-21**Distance **0.14km****1/27 Clovelly Avenue Glenroy VIC 3046** 2  1  1Sold Price **\$499,000** Sold Date **27-Mar-21**Distance **0.18km****4/26 Gladstone Parade Glenroy VIC 3046** 2  1  1Sold Price **\$450,000** Sold Date **06-May-21**Distance **0.18km****RS** = Recent sale**UN** = Undisclosed Sale

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