

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

2/112 DALEY 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

\$497,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2022

to

31 Mar 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

| | | |
|---------------------------------------|-----------|-----------|
| 3/12 ACACIA STREET GLENROY VIC 3046 | \$500,000 | 25-Mar-23 |
| 2/25 CROMWELL STREET GLENROY VIC 3046 | \$545,000 | 04-Apr-23 |
| 1/3 WIDFORD STREET GLENROY VIC 3046 | \$545,000 | 18-Mar-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: 24 April 2023



**3/12 ACACIA STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date

25-Mar-23

Distance

1.33km



**2/25 CROMWELL STREET
GLENROY VIC 3046**

 2  1  1

Sold Price

^{RS} **\$545,000**

Sold Date

04-Apr-23

Distance

0.69km



**1/3 WIDFORD STREET GLENROY
VIC 3046**

 3  1  2

Sold Price

Sold Date

18-Mar-23

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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