

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

8 MITCHELL COURT 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2023

to

30 Apr 2024

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

1/28 YORK STREET GLENROY VIC 3046	\$610,000	23-Feb-24
1/1 DANAE STREET GLENROY VIC 3046	\$621,000	04-May-24
181 DALEY STREET GLENROY VIC 3046	\$635,000	16-Dec-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: 23 May 2024



1/28 YORK STREET GLENROY VIC 3046

Sold Price

\$610,000

Sold Date

23-Feb-24

 2

 1

 1

Distance

1.3km



1/1 DANAE STREET GLENROY VIC 3046

Sold Price

^{RS} **\$621,000**

Sold Date

04-May-24

 3

 1

 1

Distance

0.92km



181 DALEY STREET GLENROY VIC 3046

Sold Price

\$635,000

Sold Date

16-Dec-23

 3

 1

 1

Distance

0.09km

RS = Recent sale

UN = Undisclosed Sale

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