

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

1/7 DANAE 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

\$750,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|---|-----------|-----------|
| 1/172 MELBOURNE AVENUE GLENROY VIC 3046 | \$750,000 | 28-Aug-23 |
| 1/15 LEONARD AVENUE GLENROY VIC 3046 | \$785,000 | 08-May-23 |
| 1/3 JUSTIN AVENUE GLENROY VIC 3046 | \$845,000 | 23-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: 12 October 2023

**1/172 MELBOURNE AVENUE
GLENROY VIC 3046**

3 2 2

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **28-Aug-23**Distance **0.82km****1/15 LEONARD AVENUE GLENROY
VIC 3046**

3 2 1

Sold Price **\$785,000** Sold Date **08-May-23**Distance **0.56km****1/3 JUSTIN AVENUE GLENROY VIC
3046**

3 2 2

Sold Price ^{RS} **\$845,000** ^{UN} Sold Date **23-Jun-23**Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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