

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

1B Sunbeam 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jan 2019

to

31 Dec 2019

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

2/8 Murrell Street Glenroy VIC 3046	\$490,055	16-Jan-20
2/7 Sadie Street Glenroy VIC 3046	\$515,000	21-Dec-19
2B Cosmos Street Glenroy VIC 3046	\$545,000	02-Dec-19

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: 31 January 2020



2/8 Murrell Street Glenroy VIC 3046

 2  2  1

Sold Price

^{RS}

\$490,055

Sold Date

16-Jan-20

Distance

1.86km



2/7 Sadie Street Glenroy VIC 3046

 2  2  1

Sold Price

^{RS}

\$515,000

^{UN}

Sold Date

21-Dec-19

Distance

0.48km



2B Cosmos Street Glenroy VIC 3046

 2  1  2

Sold Price

^{RS}

\$545,000

Sold Date

02-Dec-19

Distance

1.15km

RS = Recent sale

UN = Undisclosed Sale

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