

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

3/87 STATION ROAD 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

\$380,000

&

\$418,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2022

to

31 Jul 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

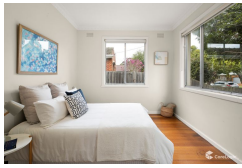
Date of sale

1/18 GRANDVIEW STREET GLENROY VIC 3046	\$416,000	26-Jun-23
1/47 GRANDVIEW STREET GLENROY VIC 3046	\$419,000	04-Jul-23
2/94 PLUMPTON AVENUE GLENROY VIC 3046	\$370,000	01-Jul-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: 15 August 2023



**1/18 GRANDVIEW STREET
GLENROY VIC 3046**

2 1 1

Sold Price

^{RS}

\$416,000

Sold Date

26-Jun-23

Distance

0.3km



**1/47 GRANDVIEW STREET
GLENROY VIC 3046**

2 1 1

Sold Price

^{RS}

\$419,000

Sold Date

04-Jul-23

Distance

0.66km



**2/94 PLUMPTON AVENUE
GLENROY VIC 3046**

2 1 1

Sold Price

^{RS}

\$370,000

Sold Date

01-Jul-23

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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