

## 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

2/42 FARVIEW STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2024

to

31 Dec 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

3/54 MAUDE AVENUE GLENROY VIC 3046	\$592,500	05-Oct-24
3/23 GLENROY ROAD GLENROY VIC 3046	\$597,500	10-Aug-24

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: 20 January 2025

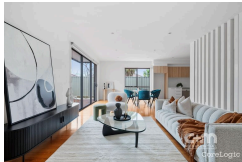


**3/54 MAUDE AVENUE GLENROY  
VIC 3046**

 2  2  1

Sold Price **\$592,500** Sold Date **05-Oct-24**

Distance **1.02km**



**3/23 GLENROY ROAD GLENROY  
VIC 3046**

 2  2  1

Sold Price **\$597,500** Sold Date **10-Aug-24**

Distance **0.4km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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