

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

2/40 LYTTON 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 2022

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

3/36 PROSPECT STREET GLENROY VIC 3046	\$685,000	17-Jun-22
2/18 SALISBURY STREET GLENROY VIC 3046	\$691,000	25-Mar-22
64 LANGTON STREET GLENROY VIC 3046	\$655,000	02-Jun-22

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: 05 August 2022

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3/36 PROSPECT STREET GLENROY Sold Price
VIC 3046

 3  2  2

^{RS} **\$685,000** Sold Date **17-Jun-22**

Distance **0.38km**



2/18 SALISBURY STREET GLENROY Sold Price
VIC 3046

 3  2  2

\$691,000 Sold Date **25-Mar-22**

Distance **1.05km**



64 LANGTON STREET GLENROY Sold Price
VIC 3046

 3  1  2

\$655,000 Sold Date **02-Jun-22**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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