

## 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

3/170 Glenroy Road Glenroy VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/68 Wheatsheaf Road Glenroy VIC 3046	\$401,000	13-Nov-19
3/11 Gladstone Parade Glenroy VIC 3046	\$460,000	16-Oct-19
2/8 Murrell Street Glenroy VIC 3046	\$490,055	16-Jan-20

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: 10 February 2020



**2/68 Wheatsheaf Road Glenroy VIC 3046** Sold Price **\$401,000** Sold Date **13-Nov-19**  
Distance **0.22km**

 2  1  1



**3/11 Gladstone Parade Glenroy VIC 3046** Sold Price **\$460,000** Sold Date **16-Oct-19**  
Distance **0.59km**

 2  2  1



**2/8 Murrell Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$490,055** Sold Date **16-Jan-20**  
Distance **0.11km**

 2  2  1

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

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