

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 PECHAM 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

\$525,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 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

3/29 GRANDVIEW STREET GLENROY VIC 3046	\$615,000	05-Mar-22
5/40 BELAIR AVENUE GLENROY VIC 3046	\$595,000	03-Mar-22
4/42 HAROLD STREET GLENROY VIC 3046	\$520,000	19-Feb-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: 09 March 2022



**3/29 GRANDVIEW STREET
GLENROY VIC 3046**

 2  2  1

Sold Price

^{RS}

\$615,000

Sold Date

05-Mar-22

Distance

1.16km



**5/40 BELAIR AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS}

\$595,000

Sold Date

03-Mar-22

Distance

0.59km



**4/42 HAROLD STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS}

\$520,000

Sold Date

19-Feb-22

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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