

## 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

3/3 Acacia Street 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

\$759,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2020

to

30 Apr 2021

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

4/43 Curie Avenue Oak Park VIC 3046	\$744,000	02-Feb-21
4/2 Kennedy Street Glenroy VIC 3046	\$748,000	11-Jan-21
1A Salisbury Street Glenroy VIC 3046	\$775,000	20-Mar-21

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: 23 May 2021



**4/43 Curie Avenue Oak Park VIC 3046**

 3  2  1

Sold Price

**\$744,000**

Sold Date

**02-Feb-21**

Distance

**0.97km**



**4/2 Kennedy Street Glenroy VIC 3046**

 3  2  1

Sold Price

**\$748,000**

Sold Date

**11-Jan-21**

Distance

**1.03km**



**1A Salisbury Street Glenroy VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date

**20-Mar-21**

Distance

**1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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