

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

1/9 DANAЕ 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

\$785,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2023

to

31 Mar 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

3/7 DANAЕ STREET GLENROY VIC 3046	\$790,000	22-Dec-23
2/33 KENNEDY STREET GLENROY VIC 3046	\$805,000	18-Nov-23
41A WATT AVENUE OAK PARK VIC 3046	\$799,000	23-Nov-23

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: 13 April 2024



3/7 DANAE STREET GLENROY VIC 3046

Sold Price

^{RS} **\$790,000**

Sold Date

22-Dec-23

 3

 2

 2

Distance

0.03km



2/33 KENNEDY STREET GLENROY VIC 3046

Sold Price

\$805,000

Sold Date

18-Nov-23

 3

 2

 1

Distance

1.91km



41A WATT AVENUE OAK PARK VIC 3046

Sold Price

\$799,000

Sold Date

23-Nov-23

 3

 2

 2

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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