

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

6/3 Shepherd 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

\$287,000

&

\$315,000

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

4/850 Pascoe Vale Road Glenroy VIC 3046	\$300,000	14-Oct-19
1/23 Clovelly Avenue Glenroy VIC 3046	\$255,000	14-Sep-19
3/16 Murrell Street Glenroy VIC 3046	\$315,000	09-Jul-19

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



4/850 Pascoe Vale Road Glenroy VIC 3046

 2  1  1

Sold Price

\$300,000

Sold Date

14-Oct-19

Distance

0.42km



1/23 Clovelly Avenue Glenroy VIC 3046

 2  1  1

Sold Price

\$255,000

Sold Date

14-Sep-19

Distance

0.53km



3/16 Murrell Street Glenroy VIC 3046

 2  1  1

Sold Price

\$315,000

Sold Date

09-Jul-19

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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