

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

1/6 Newton 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

\$595,000

&

\$654,000

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

1/1 Tudor Street Glenroy VIC 3046	\$705,000	13-Aug-19
1/86 Hubert Avenue Glenroy VIC 3046	\$600,200	31-Jan-20
1/1 Cosmos Street Glenroy VIC 3046	\$720,000	07-Dec-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: 05 February 2020



1/1 Tudor Street Glenroy VIC 3046 Sold Price **\$705,000** Sold Date **13-Aug-19**

 3  2  1

Distance **1.41km**



1/86 Hubert Avenue Glenroy VIC 3046 Sold Price ^{RS} **\$600,200** Sold Date **31-Jan-20**

 3  2  2

Distance **1.4km**



1/1 Cosmos Street Glenroy VIC 3046 Sold Price ^{RS} **\$720,000** Sold Date **07-Dec-19**

 3  2  2

Distance **0.55km**

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

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