

## 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

3/186 DALEY 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

or range  
between

\$585,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 2023

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

4/46 GLADSTONE PARADE GLENROY VIC 3046	\$590,000	10-Feb-23
4/61 HUBERT AVENUE GLENROY VIC 3046	\$660,000	21-Dec-22
2/61 HUBERT AVENUE GLENROY VIC 3046	\$690,000	07-Dec-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: 07 March 2023



**4/46 GLADSTONE PARADE  
GLENROY VIC 3046**

 3  1  2

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**10-Feb-23**

Distance

**1.59km**



**4/61 HUBERT AVENUE GLENROY  
VIC 3046**

 3  2  2

Sold Price

**\$660,000**

Sold Date

**21-Dec-22**

Distance

**1.39km**



**2/61 HUBERT AVENUE GLENROY  
VIC 3046**

 3  2  2

Sold Price

**\$690,000**

Sold Date

**07-Dec-22**

Distance

**1.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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