

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

1/186 DALEY 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

Suburb

Glenroy

Period-from

01 Oct 2022

to

30 Sep 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

1/79 JUSTIN AVENUE GLENROY VIC 3046	\$710,000	15-Sep-23
1/172 MELBOURNE AVENUE GLENROY VIC 3046	\$750,000	28-Aug-23
1/26 GRANDVIEW STREET GLENROY VIC 3046	\$850,000	29-Aug-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 October 2023



**1/79 JUSTIN AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS}

\$710,000

Sold Date

15-Sep-23

Distance

1.48km



**1/172 MELBOURNE AVENUE
GLENROY VIC 3046**

 3  2  2

Sold Price

^{RS}

\$750,000

^{UN}

Sold Date

28-Aug-23

Distance

0.76km



**1/26 GRANDVIEW STREET
GLENROY VIC 3046**

 4  2  2

Sold Price

^{RS}

\$850,000

Sold Date

29-Aug-23

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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