

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

8 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Glenroy

Period-from

01 Aug 2023

to

31 Jul 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

2 DALEY STREET GLENROY VIC 3046	\$700,000	23-Apr-24
59 WIDFORD STREET GLENROY VIC 3046	\$690,000	11-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: 06 August 2024



2 DALEY STREET GLENROY VIC 3046

Sold Price

\$700,000

Sold Date

23-Apr-24



4



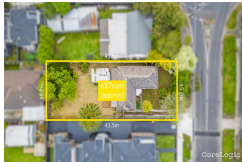
1



-

Distance

0.05km



59 WIDFORD STREET GLENROY VIC 3046

Sold Price

\$690,000

Sold Date

11-Nov-23



2



1



2

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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