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

1/29 View Street Glenroy VIC 3046

Indicative selling price

Median

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$465,000	&	\$495,000	
n sale price						

(*Delete house or unit as applicable)

Median Price	\$740,125	Prop	erty type Other		Suburb	Glenroy	
Period-from	01 May 2020	to	30 Apr 2	2021	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	
3/18 Ogden Street Glenroy VIC 3046	\$545,000	30-Apr-21	
13 Coupling Way Glenroy VIC 3046	\$500,000	22-Apr-21	
2/40 Morley Street Glenroy VIC 3046	\$451,000	08-Apr-21	

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: 02 May 2021

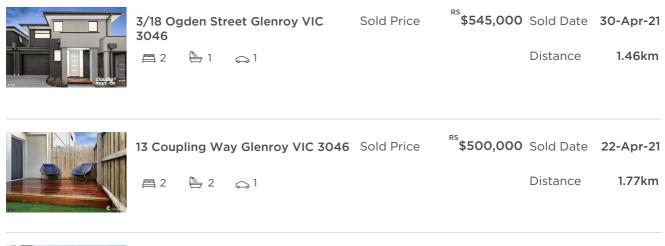


consumer.vic.gov.au



Claudio Cuomo

- P 0419315396
- M 0419315396
- E claudio.cuomo@eview.com.au





2/40 Morley Street Glenroy VIC 3046		Sold Price	^{RS} \$451,000 Sold Date	08-Apr-21
ALL .	🖴 2 🌦 1 😞 1		Distance	0.39km

RS = Recent sale UN = Undisclosed Sale

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