

## 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

1/2 ASH COURT 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

\$669,000

& or range  
between

\$

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$813,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jun 2022

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3/186 DALEY STREET GLENROY VIC 3046   | \$605,000 | 03-May-23 |
| 2/46 HUBERT AVENUE GLENROY VIC 3046   | \$648,000 | 18-May-23 |
| 2/54 LOONGANA AVENUE GLENROY VIC 3046 | \$700,000 | 01-Jun-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: 19 June 2023

**3/186 DALEY STREET GLENROY  
VIC 3046**

3 2 1

Sold Price

<sup>RS</sup> **\$605,000** Sold Date **03-May-23**Distance **0.52km****2/46 HUBERT AVENUE GLENROY  
VIC 3046**

3 2 1

Sold Price

<sup>RS</sup> **\$648,000** Sold Date **18-May-23**Distance **1km****2/54 LOONGANA AVENUE  
GLENROY VIC 3046**

3 2 1

Sold Price

<sup>RS</sup> **\$700,000** Sold Date **01-Jun-23**Distance **2.37km**

RS = Recent sale

UN = Undisclosed Sale

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