

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

1/26 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2022

to

31 Jul 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

1/39 BEATTY AVENUE GLENROY VIC 3046	\$537,500	29-Apr-23
1/17 LEONARD AVENUE GLENROY VIC 3046	\$590,000	24-Jul-23
30A ANSELM GROVE GLENROY VIC 3046	\$640,000	12-May-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: 31 August 2023



1/39 BEATTY AVENUE GLENROY VIC 3046

 2  1  1

Sold Price

\$537,500

Sold Date

29-Apr-23

Distance

0.93km


1/17 LEONARD AVENUE GLENROY VIC 3046

 2  1  1

Sold Price

^{RS} **\$590,000**

Sold Date

24-Jul-23

Distance

0.88km


30A ANSELM GROVE GLENROY VIC 3046

 2  1  1

Sold Price

\$640,000

Sold Date

12-May-23

Distance

2.03km
RS = Recent sale

UN = Undisclosed Sale

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