

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

2/7 DANAE 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

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/14 NEWTON STREET GLENROY VIC 3046	\$677,400	09-Apr-22
1/6 PROSPECT STREET GLENROY VIC 3046	\$720,000	05-Aug-22
2/61 LOONGANA AVENUE GLENROY VIC 3046	\$775,000	30-May-22

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: 01 September 2022



**2/14 NEWTON STREET GLENROY
VIC 3046**

 2  2  1

Sold Price

\$677,400

Sold Date **09-Apr-22**

Distance **1.41km**



**1/6 PROSPECT STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS} **\$720,000**

Sold Date **05-Aug-22**

Distance **1.46km**



**2/61 LOONGANA AVENUE
GLENROY VIC 3046**

 3  2  2

Sold Price

\$775,000

Sold Date **30-May-22**

Distance **2.55km**

RS = Recent sale

UN = Undisclosed Sale

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