

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 ASH COURT 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

\$485,000

&

\$525,000

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

3/126 CARDINAL ROAD GLENROY VIC 3046	\$490,000	15-Dec-22
76A MELBOURNE AVENUE GLENROY VIC 3046	\$535,000	15-Mar-23
1/47 LYTTON STREET GLENROY VIC 3046	\$577,500	07-Nov-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: 19 June 2023



**3/126 CARDINAL ROAD GLENROY
VIC 3046**

Sold Price

\$490,000

Sold Date

15-Dec-22

 2

 1

 1

Distance

0.62km



**76A MELBOURNE AVENUE
GLENROY VIC 3046**

Sold Price

\$535,000

Sold Date

15-Mar-23

 2

 1

 1

Distance

0.94km



**1/47 LYTTON STREET GLENROY
VIC 3046**

Sold Price

\$577,500

Sold Date

07-Nov-22

 2

 1

 2

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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