

## 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

3/10 HOWARD 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

\$399,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2021

to

30 Apr 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

8/85-87 VIEW STREET GLENROY VIC 3046	\$460,000	17-Jan-22
2/108 VIEW STREET GLENROY VIC 3046	\$545,000	15-Feb-22
4/6 GORDON COURT GLENROY VIC 3046	\$488,000	16-Dec-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: 01 May 2022


**8/85-87 VIEW STREET GLENROY VIC 3046**

Sold Price

**\$460,000**

Sold Date

**17-Jan-22**
 2

 1

 1

Distance

**0.38km**

**2/108 VIEW STREET GLENROY VIC 3046**

Sold Price

**\$545,000**

Sold Date

**15-Feb-22**
 2

 1

 1

Distance

**0.2km**

**4/6 GORDON COURT GLENROY VIC 3046**

Sold Price

**\$488,000**

Sold Date

**16-Dec-21**
 2

 1

 1

Distance

**0.35km**

**2/86 VIEW STREET GLENROY VIC 3046**

Sold Price

**\$527,000**

Sold Date

**17-Mar-21**
 2

 1

 1

Distance

**0.38km**

**3/17 HILDA STREET GLENROY VIC 3046**

Sold Price

**\$502,500**

Sold Date

**14-Oct-21**
 2

 1

 1

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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