

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

8/6 LYTTON 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2021

to

31 May 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

3/4 FINCHLEY AVENUE GLENROY VIC 3046	\$525,000	03-May-22
3/8 LYTTON STREET GLENROY VIC 3046	\$530,000	08-Mar-22
9/6 LYTTON STREET GLENROY VIC 3046	\$525,000	01-Apr-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: 14 June 2022



3/4 FINCHLEY AVENUE GLENROY VIC 3046

Sold Price

^{RS}

\$525,000

Sold Date

03-May-22

 2

 1

 1

Distance

-



3/8 LYTTON STREET GLENROY VIC 3046

Sold Price

\$530,000

Sold Date

08-Mar-22

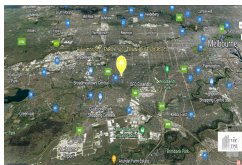
 2

 2

 1

Distance

-



9/6 LYTTON STREET GLENROY VIC 3046

Sold Price

\$525,000

Sold Date

01-Apr-22

 2

 3

 2

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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