

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

3/4 VIEW 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

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Glenroy

Period-from

01 Oct 2022

to

30 Sep 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

6/83-85 ISLA AVENUE GLENROY VIC 3046	\$505,000	22-Aug-23
2/85-87 VIEW STREET GLENROY VIC 3046	\$557,000	18-Apr-23
149A VIEW STREET GLENROY VIC 3046	\$560,000	06-Jul-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: 04 October 2023

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**6/83-85 ISLA AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS}

\$505,000

Sold Date **22-Aug-23**

Distance **0.5km**



**2/85-87 VIEW STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

^{RS}

\$557,000

^{UN}

Sold Date **18-Apr-23**

Distance **0.77km**



**149A VIEW STREET GLENROY VIC
3046**

 3  1  1

Sold Price

\$560,000

Sold Date **06-Jul-23**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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