

## 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

1/137 View Street 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

or range  
between

\$430,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2020

to

30 Apr 2021

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

2/130 Daley Street Glenroy VIC 3046	\$475,000	20-May-20
115A View Street Glenroy VIC 3046	\$575,000	24-Apr-21
3/130 Widford Street Glenroy VIC 3046	\$495,000	20-Feb-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: 03 May 2021



**2/130 Daley Street Glenroy VIC 3046**

 2  2  1

Sold Price

**\$475,000**

Sold Date **20-May-20**

Distance

**0.13km**



**115A View Street Glenroy VIC 3046**

 2  1  2

Sold Price

<sup>RS</sup> **\$575,000**

Sold Date **24-Apr-21**

Distance

**0.18km**



**3/130 Widford Street Glenroy VIC 3046**

 3  1  1

Sold Price

**\$495,000**

Sold Date **20-Feb-21**

Distance

**0.29km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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