

## 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

1/26 Stanley 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

\$645,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2020

to

28 Feb 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1A Salisbury Street Glenroy VIC 3046 | \$775,000 | 20-Mar-21 |
| 1/22 Langton Street Glenroy VIC 3046 | \$757,000 | 19-Mar-21 |
| 1/22 York Street Glenroy VIC 3046    | \$677,500 | 27-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: 27 March 2021



**1A Salisbury Street Glenroy VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup>

**\$775,000**

Sold Date

**20-Mar-21**

Distance

**1.07km**



**1/22 Langton Street Glenroy VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup>

**\$757,000**

Sold Date

**19-Mar-21**

Distance

**1.21km**



**1/22 York Street Glenroy VIC 3046**

 3  2  1

Sold Price

<sup>RS</sup>

**\$677,500**

Sold Date

**27-Feb-21**

Distance

**0.87km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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