

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

3/5 Daley 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,375

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/77 Maude Avenue Glenroy VIC 3046	\$495,000	12-Oct-19
4/74 Maude Avenue Glenroy VIC 3046	\$530,000	16-Aug-19
2/123 West Street Hadfield VIC 3046	\$500,000	04-Feb-19

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: 11 November 2019



3/77 Maude Avenue Glenroy VIC 3046

 2  1  1

Sold Price **\$495,000** Sold Date **12-Oct-19**

Distance **0.19km**



4/74 Maude Avenue Glenroy VIC 3046

 2  1  1

Sold Price **\$530,000** Sold Date **16-Aug-19**

Distance **0.21km**



2/123 West Street Hadfield VIC 3046

 2  1  1

Sold Price **\$500,000** Sold Date **04-Feb-19**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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