

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

4/20 Grandview 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2020

to

30 Jun 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

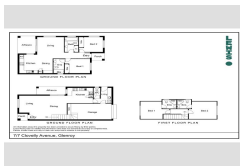
Date of sale

7/7 Clovelly Avenue Glenroy VIC 3046	\$629,000	01-May-21
3/18 York Street Glenroy VIC 3046	\$595,000	11-Mar-21
3/145 Melbourne Avenue Glenroy VIC 3046	\$605,000	11-May-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: 13 July 2021



7/7 Clovelly Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$629,000

Sold Date

01-May-21

 2  2  1

Distance

0.28km



3/18 York Street Glenroy VIC 3046

Sold Price

\$595,000

Sold Date

11-Mar-21

 2  2  1

Distance

0.51km



3/145 Melbourne Avenue Glenroy VIC 3046

Sold Price

\$605,000

Sold Date

11-May-21

 2  2  1

Distance

0.81km

RS = Recent sale

UN = Undisclosed Sale

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