

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

1 Delhi Street, Glenroy VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$785,000

\$830,000

Median sale price

Median price

\$920,000

Property type

House

Suburb

Glenroy

Period - From

March 2024

to

Sept 2024

Source

rea.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1.	26 Glen Street, Glenroy	\$790,000	27.07.2024
2.	70 Bindi Street, Glenroy	\$785,000	22.06.2024
3.	55 Evell Street, Glenroy	\$830,000	10.05.2024

This Statement of Information was prepared on:

16th September 2024