

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

2/9 Danae 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

\$695,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Other

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 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

1/33 Kennedy Street Glenroy VIC 3046	\$795,000	24-May-21
3/3 Acacia Street Glenroy VIC 3046	\$745,000	25-Jun-21
44 Pengana Avenue Glenroy VIC 3046	\$685,000	19-Aug-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: 08 September 2021



1/33 Kennedy Street Glenroy VIC 3046

Sold Price

\$795,000

Sold Date

24-May-21

 2

 2

 1

Distance

1.9km



3/3 Acacia Street Glenroy VIC 3046

Sold Price

\$745,000

Sold Date

25-Jun-21

 3

 2

 2

Distance

1.03km



44 Pengana Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$685,000**

Sold Date

19-Aug-21

 2

 1

 1

Distance

2.37km

RS = Recent sale

UN = Undisclosed Sale

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