

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

1/17 VIEW 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

\$609,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/77 HUBERT AVENUE GLENROY VIC 3046	\$600,000	28-Dec-22
2/83 DALEY STREET GLENROY VIC 3046	\$605,000	11-Oct-22

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 March 2023



**2/77 HUBERT AVENUE GLENROY
VIC 3046**

Sold Price

\$600,000

Sold Date

28-Dec-22

2

2

1

Distance

0.32km



**2/83 DALEY STREET GLENROY VIC
3046**

Sold Price

\$605,000

Sold Date

11-Oct-22

2

2

2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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