

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 LANGTON 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

\$1,090,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

38 LANGTON STREET GLENROY VIC 3046	\$680,000	22-Jul-24
1 TREVANNION STREET GLENROY VIC 3046	\$760,000	22-Jun-24
50 LANGTON STREET GLENROY VIC 3046	\$735,000	31-Aug-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**38 LANGTON STREET GLENROY
VIC 3046**

3 1 2

Sold Price **\$680,000** Sold Date **22-Jul-24**

Distance **0.29km**



**1 TREVANNION STREET GLENROY
VIC 3046**

3 1 1

Sold Price **\$760,000** Sold Date **22-Jun-24**

Distance **0.37km**



**50 LANGTON STREET GLENROY
VIC 3046**

3 1 2

Sold Price ^{RS} **\$735,000** Sold Date **31-Aug-24**

Distance **0.38km**



**4 MOONEE BOULEVARD GLENROY
VIC 3046**

3 1 1

Sold Price **\$815,000** Sold Date **14-Jun-24**

Distance **0.56km**

RS = Recent sale UN = Undisclosed Sale

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