

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

1/6 PROSPECT 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2021

to

31 May 2022

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

1/21 STANLEY STREET GLENROY VIC 3046	\$710,000	26-May-22
2/9 SYLVESTER STREET OAK PARK VIC 3046	\$740,000	04-Nov-21
4/9 PROSPECT STREET GLENROY VIC 3046	\$750,000	02-Apr-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: 29 June 2022


**1/21 STANLEY STREET GLENROY
VIC 3046**
 3  2  2

Sold Price

^{RS} **\$710,000** Sold Date **26-May-22**

 Distance **0.4km**

**2/9 SYLVESTER STREET OAK
PARK VIC 3046**
 3  2  1

Sold Price

\$740,000 Sold Date **04-Nov-21**

 Distance **1.39km**

**4/9 PROSPECT STREET GLENROY
VIC 3046**
 3  2  1

Sold Price

\$750,000 Sold Date **02-Apr-22**

 Distance **0.09km**
RS = Recent sale

UN = Undisclosed Sale

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