

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

4/21 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

\$645,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$738,500

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2020

to

31 Mar 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

1/22 Langton Street Glenroy VIC 3046	\$757,000	19-Mar-21
3/47 Justin Avenue Glenroy VIC 3046	\$695,000	25-Feb-21
3/44 Langton Street Glenroy VIC 3046	\$650,000	10-Mar-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: 07 April 2021



1/22 Langton Street Glenroy VIC 3046

 3  2  1

Sold Price

^{RS}

\$757,000

Sold Date

19-Mar-21

Distance

1.07km



3/47 Justin Avenue Glenroy VIC 3046

 -  -  -

Sold Price

\$695,000

Sold Date

-

Distance

2.02km



3/44 Langton Street Glenroy VIC 3046

 3  2  1

Sold Price

^{RS}

\$650,000

Sold Date

10-Mar-21

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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