

## 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 Acacia Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$875,000

&

\$955,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Glenroy

Period-from

01 Mar 2020

to

28 Feb 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

21 Kalang Road Glenroy VIC 3046	\$1,020,000	06-Feb-21
13 Salisbury Street Glenroy VIC 3046	\$951,000	30-Jan-21
21 Plumpton Avenue Glenroy VIC 3046	\$870,000	27-Feb-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: 12 March 2021



21 Kalang Road Glenroy VIC 3046

Sold Price

<sup>RS</sup> \$1,020,000

Sold Date

06-Feb-21

 3  1  5

Distance

0.71km



13 Salisbury Street Glenroy VIC 3046

Sold Price

<sup>RS</sup> \$951,000

Sold Date

30-Jan-21

 3  2  3

Distance

1.13km



21 Plumpton Avenue Glenroy VIC 3046

Sold Price

<sup>RS</sup> \$870,000

Sold Date

27-Feb-21

 3  2  6

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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