

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

1/122 DALEY 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Glenroy

Period-from

01 May 2021

to

30 Apr 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

1/28 STANLEY STREET GLENROY VIC 3046	\$762,000	18-Feb-22
1/35 BINDI STREET GLENROY VIC 3046	\$694,800	21-Apr-22
1/68 GLENROY ROAD GLENROY VIC 3046	\$652,000	02-May-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: 04 May 2022



**1/28 STANLEY STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$762,000

Sold Date

18-Feb-22

Distance

1.92km



**1/35 BINDI STREET GLENROY VIC
3046**

 3  2  2

Sold Price

^{RS} **\$694,800**

Sold Date

21-Apr-22

Distance

0.69km



**1/68 GLENROY ROAD GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$652,000**

Sold Date

02-May-22

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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