

## 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

2/122 DALEY 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

\$495,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

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

8/40-42 CHAPMAN AVENUE GLENROY VIC 3046	\$485,000	17-Jun-22
4/15 HARTINGTON STREET GLENROY VIC 3046	\$530,000	09-Jun-22
3/3 JUSTIN AVENUE GLENROY VIC 3046	\$580,000	29-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: 29 June 2022



**8/40-42 CHAPMAN AVENUE  
GLENROY VIC 3046**

 2  1  1

Sold Price <sup>RS</sup> **\$485,000** Sold Date **17-Jun-22**

Distance **1.73km**



**4/15 HARTINGTON STREET  
GLENROY VIC 3046**

 2  1  2

Sold Price <sup>RS</sup> **\$530,000** Sold Date **09-Jun-22**

Distance **0.93km**



**3/3 JUSTIN AVENUE GLENROY VIC  
3046**

 2  1  1

Sold Price <sup>RS</sup> **\$580,000** Sold Date **29-May-22**

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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