# Statement of Information Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode

	1/30 WILLIAM	STREET G	LENROY	VIC 3046
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### Indicative selling price

Period-from

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

Single Price		or range	S ⇒ 100000	&	\$825,000
Median sale price (*Delete house or unit as applicable)					
Median Price	\$589,500	Property type	Unit	Suburb	Glenroy

30 Nov 2024

#### Comparable property sales (\*Delete A or B below as applicable)

01 Dec 2023

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

to

Address of comparable property	Price	Date of sale
21 MACKINNON GROVE GLENROY VIC 3046	\$772,000	26-Oct-24
1/87 TARANA AVENUE GLENROY VIC 3046	\$780,000	14-Dec-24
1/58 GLEN STREET GLENROY VIC 3046	\$798,000	-

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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Source



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consumer.vic.gov.au



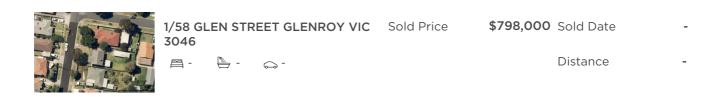
E hello@cplusm.com.au



1. A.	21 MAC VIC 304		I GROVE GLENROY	Sold Price	<sup>RS</sup> \$772,000 <sup>UN</sup>	Sold Date	26-Oct-24
	昌 4	2	<b>ධ</b> 2			Distance	0.95km



1/87 TARANA AVENUE GLENROY VIC 3046	Sold Price	<sup>RS</sup> \$780,000 Sold Date 14	4-Dec-24
🛱 3 🕒 2 👝 1		Distance	0.5km



RS = Recent sale UN = Undisclosed Sale

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