

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

8 CENTRE WAY 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

\$1,125,000

or range
between

&

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 WHEATSHEAF ROAD GLENROY VIC 3046	\$1,202,000	05-Feb-22
7 ST AGNES COURT GLENROY VIC 3046	\$1,100,000	05-Mar-22
61 CHAPMAN AVENUE GLENROY VIC 3046	\$1,040,000	17-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: 23 May 2022

<p>Pre-book your appointment to inspect this property today. Please contact the agent to arrange this.</p>	1 WHEATSHEAF ROAD GLENROY VIC 3046	Sold Price	\$1,202,000	Sold Date 05-Feb-22
	 3  2  1			Distance -

	7 ST AGNES COURT GLENROY VIC 3046	Sold Price	^{RS} \$1,100,000	Sold Date 05-Mar-22
	 4  2  3			Distance -

	61 CHAPMAN AVENUE GLENROY VIC 3046	Sold Price	^{RS} \$1,040,000	Sold Date 17-May-22
	 3  1  4			Distance -

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

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