

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

3/54 LANGTON 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2022

to

31 May 2023

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

4/132 EVELL STREET GLENROY VIC 3046	\$490,000	13-Jun-23
2/14 KIAMA STREET GLENROY VIC 3046	\$530,000	06-Jun-23
4/23 GLADSTONE PARADE GLENROY VIC 3046	\$550,000	31-May-23

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 2023



**4/132 EVELL STREET GLENROY
VIC 3046**

 2  1  2

Sold Price

^{RS} **\$490,000**

Sold Date

13-Jun-23

Distance

2.23km



**2/14 KIAMA STREET GLENROY VIC
3046**

 2  1  1

Sold Price

^{RS} **\$530,000**

Sold Date

06-Jun-23

Distance

1.53km



**4/23 GLADSTONE PARADE
GLENROY VIC 3046**

 2  1  1

Sold Price

^{RS} **\$550,000**

Sold Date

31-May-23

Distance

1.12km

RS = Recent sale

UN = Undisclosed Sale

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