

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

3/18 BECKET STREET SOUTH 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

Suburb

Glenroy

Period-from

01 Apr 2021

to

31 Mar 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

2/2 LANGTON STREET GLENROY VIC 3046	\$624,000	31-Mar-22
5/40 BELAIR AVENUE GLENROY VIC 3046	\$595,000	19-Feb-22
4/64 BECKET STREET NORTH GLENROY VIC 3046	\$500,000	06-Nov-21

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: 28 April 2022



**2/2 LANGTON STREET GLENROY
VIC 3046**

 2  2  1

Sold Price ^{RS} **\$624,000** ^{UN} Sold Date **31-Mar-22**

Distance **0.17km**



**5/40 BELAIR AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price **\$595,000** Sold Date **19-Feb-22**

Distance **0.36km**



**4/64 BECKET STREET NORTH
GLENROY VIC 3046**

 2  1  1

Sold Price **\$500,000** Sold Date **06-Nov-21**

Distance **0.5km**

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

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