

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

3/4 ILLAWARRA 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

\$685,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/112 VIEW STREET GLENROY VIC 3046	\$735,000	06-Oct-23
2/61 MAUDE AVENUE GLENROY VIC 3046	\$722,500	03-Nov-23
2/3 CHURCHILL STREET GLENROY VIC 3046	\$695,000	23-Jan-24

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: 15 February 2024



2/112 VIEW STREET GLENROY VIC 3046 Sold Price **\$735,000** Sold Date **06-Oct-23**

 3  2  1

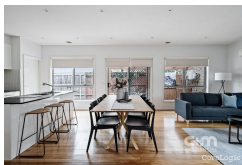
Distance **1.69km**



2/61 MAUDE AVENUE GLENROY VIC 3046 Sold Price **\$722,500** Sold Date **03-Nov-23**

 3  2  1

Distance **1.76km**



2/3 CHURCHILL STREET GLENROY VIC 3046 Sold Price ^{RS} **\$695,000** Sold Date **23-Jan-24**

 3  2  1

Distance **0.84km**

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

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