

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

2/24 ANSELM GROVE 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Other

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 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

3/4 BARWON STREET GLENROY VIC 3046	\$735,000	11-Mar-22
1/25 GLADSTONE PARADE GLENROY VIC 3046	\$782,000	26-Mar-22
14C KENNEDY STREET GLENROY VIC 3046	\$815,000	23-Feb-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: 28 March 2022



**3/4 BARWON STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS} **\$735,000**

Sold Date

11-Mar-22

Distance

-



**1/25 GLADSTONE PARADE
GLENROY VIC 3046**

 3  2  2

Sold Price

^{RS} **\$782,000**

Sold Date

26-Mar-22

Distance

0.68km



**14C KENNEDY STREET GLENROY
VIC 3046**

 3  3  2

Sold Price

^{RS} **\$815,000**

Sold Date

23-Feb-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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