

## 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

3/32 William Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$499,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$553,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2019

to

30 Sep 2020

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

1/16 Lytton Street Glenroy VIC 3046	\$580,000	27-Jun-20
2/32 William Street Glenroy VIC 3046	\$550,000	02-Jul-20
2/94 Paget Avenue Glenroy VIC 3046	\$545,000	26-Jun-20

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: 11 October 2020



**1/16 Lytton Street Glenroy VIC 3046**

 2  1  1

Sold Price **\$580,000** Sold Date **27-Jun-20**

Distance **0.59km**



**2/32 William Street Glenroy VIC 3046**

 2  1  1

Sold Price **\$550,000** Sold Date **02-Jul-20**

Distance **-**



**2/94 Paget Avenue Glenroy VIC 3046**

 2  1  1

Sold Price **\$545,000** Sold Date **26-Jun-20**

Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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