

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

1/111 View 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Glenroy

Period-from

01 Oct 2020

to

30 Sep 2021

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

1/9 Hubert Avenue Glenroy VIC 3046	\$745,000	26-Aug-21
2C Lyons Street Glenroy VIC 3046	\$725,000	10-Sep-21
1C Barwon Street Glenroy VIC 3046	\$665,000	22-Sep-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: 04 October 2021



1/9 Hubert Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$745,000

Sold Date

26-Aug-21

 3

 2

 1

Distance

1.23km



2C Lyons Street Glenroy VIC 3046

Sold Price

^{RS}

\$725,000

Sold Date

10-Sep-21

 3

 2

 1

Distance

1.31km



1C Barwon Street Glenroy VIC 3046

Sold Price

^{RS}

\$665,000

Sold Date

22-Sep-21

 2

 1

 1

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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