

## 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

3/28 View 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

\$460,000

&

\$496,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 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

3/57 Pecham Street Glenroy VIC 3046	\$450,000	20-Jul-21
3/4 Murrell Street Glenroy VIC 3046	\$565,000	26-Jun-21
2/4 Ash Court Glenroy VIC 3046	\$420,000	31-Aug-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: 12 September 2021



**3/57 Pecham Street Glenroy VIC 3046**

 2  1  1

Sold Price **\$450,000** Sold Date **20-Jul-21**

Distance **2.05km**



**3/4 Murrell Street Glenroy VIC 3046**

 2  1  1

Sold Price **\$565,000** Sold Date **26-Jun-21**

Distance **1.41km**



**2/4 Ash Court Glenroy VIC 3046**

 2  1  1

Sold Price <sup>RS</sup> **\$420,000** <sup>UN</sup> Sold Date **31-Aug-21**

Distance **0.91km**

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

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