

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

3/43 GRANDVIEW 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2022

to

30 Jun 2023

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

1/47 GRANDVIEW STREET GLENROY VIC 3046	\$419,000	04-Jul-23
2/29 GLADSTONE PARADE GLENROY VIC 3046	\$452,000	31-Mar-22
9/39 KENNEDY STREET GLENROY VIC 3046	\$430,000	04-May-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: 31 July 2023



**1/47 GRANDVIEW STREET
GLENROY VIC 3046**

2 1 1

Sold Price

^{RS} **\$419,000** Sold Date **04-Jul-23**

Distance **0.05km**



**2/29 GLADSTONE PARADE
GLENROY VIC 3046**

2 1 1

Sold Price

\$452,000 Sold Date **31-Mar-22**

Distance **0.18km**



**9/39 KENNEDY STREET GLENROY
VIC 3046**

2 1 1

Sold Price

\$430,000 Sold Date **04-May-22**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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