

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

3/27 STANLEY 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 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

2/46 GLADSTONE PARADE GLENROY VIC 3046	\$620,000	03-Jun-22
3/46 HUBERT AVENUE GLENROY VIC 3046	\$660,000	01-Jul-22
3/70 ISLA AVENUE GLENROY VIC 3046	\$727,000	18-Jun-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: 18 August 2022



**2/46 GLADSTONE PARADE
GLENROY VIC 3046**

 3  1  2

Sold Price **\$620,000** Sold Date **03-Jun-22**

Distance **0.57km**



**3/46 HUBERT AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price **\$660,000** Sold Date **01-Jul-22**

Distance **2.06km**



**3/70 ISLA AVENUE GLENROY VIC
3046**

 3  1  1

Sold Price **\$727,000** Sold Date **18-Jun-22**

Distance **2.12km**

RS = Recent sale UN = Undisclosed Sale

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