

## 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

3/79 Glen 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Other

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 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

3/125 Cardinal Road Glenroy VIC 3046	\$510,000	21-Aug-19
1/24 Cromwell Street Glenroy VIC 3046	\$588,250	25-Sep-19
3/180 Hilton Street Glenroy VIC 3046	\$550,000	17-Jul-19

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 February 2020



**3/125 Cardinal Road Glenroy VIC 3046**

Sold Price

**\$510,000**

Sold Date

**21-Aug-19**

 2  1  1

Distance

**0.28km**



**1/24 Cromwell Street Glenroy VIC 3046**

Sold Price

**\$588,250**

Sold Date

**25-Sep-19**

 2  2  1

Distance

**0.65km**



**3/180 Hilton Street Glenroy VIC 3046**

Sold Price

**\$550,000**

Sold Date

**17-Jul-19**

 2  2  2

Distance

**0.34km**

RS = Recent sale

UN = Undisclosed Sale

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