

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

2/13 HAROLD 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 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

3/48 HUBERT AVENUE GLENROY VIC 3046	\$600,000	10-Feb-22
4/34 HAROLD STREET GLENROY VIC 3046	\$610,000	24-Nov-21
3/37 VALENCIA STREET GLENROY VIC 3046	\$650,000	09-Feb-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: 10 March 2022

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**3/48 HUBERT AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$600,000** Sold Date **10-Feb-22**

 2  2  1

Distance -



**4/34 HAROLD STREET GLENROY
VIC 3046**

Sold Price

\$610,000 Sold Date **24-Nov-21**

 2  1  1

Distance -



**3/37 VALENCIA STREET GLENROY
VIC 3046**

Sold Price

^{RS} **\$650,000** Sold Date **09-Feb-22**

 2  1  1

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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