

## 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

1 WILLIAM STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Glenroy

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/33 KENNEDY STREET GLENROY VIC 3046	\$805,000	18-Nov-23
32 JOHN STREET OAK PARK VIC 3046	\$810,000	11-Jan-24
98 TARANA AVENUE GLENROY VIC 3046	\$885,000	31-Oct-23

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: 05 March 2024



**2/33 KENNEDY STREET GLENROY  
VIC 3046**

Sold Price

**\$805,000**

Sold Date

**18-Nov-23**



3



2



1

Distance

**0.16km**



**32 JOHN STREET OAK PARK VIC  
3046**

Sold Price

**\$810,000**

Sold Date

**11-Jan-24**



3



2



1

Distance

**0.95km**



**98 TARANA AVENUE GLENROY  
VIC 3046**

Sold Price

**\$885,000**

Sold Date

**31-Oct-23**



3



1



1

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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