

## 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

2/28 York 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

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2019

to

31 Oct 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

2/699 Pascoe Vale Road Glenroy VIC 3046	\$545,000	09-Nov-20
3/111 View Street Glenroy VIC 3046	\$520,000	31-Jul-20
2/12 Murrell Street Glenroy VIC 3046	\$505,000	12-Nov-20

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: 30 November 2020



**2/699 Pascoe Vale Road Glenroy VIC 3046**

Sold Price

RS

**\$545,000**

Sold Date **09-Nov-20**

 2

 1

 1

Distance

**0.99km**



**3/111 View Street Glenroy VIC 3046**

Sold Price

**\$520,000**

Sold Date **31-Jul-20**

 2

 1

 1

Distance

**1.74km**



**2/12 Murrell Street Glenroy VIC 3046**

Sold Price

RS

**\$505,000**

Sold Date **12-Nov-20**

 2

 1

 1

Distance

**1.03km**

RS = Recent sale

UN = Undisclosed Sale

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