

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

43 DALEY 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

6/96 PLUMPTON AVENUE GLENROY VIC 3046	\$427,000	26-Oct-24
24 GLADSTONE PARADE GLENROY VIC 3046	\$440,000	02-Dec-24
5/885-887 PASCOE VALE ROAD GLENROY VIC 3046	\$400,000	28-Aug-24

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 01 February 2025

**6/96 PLUMPTON AVENUE  
GLENROY VIC 3046**

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Sold Price **\$427,000** Sold Date **26-Oct-24**Distance **1.51km****24 GLADSTONE PARADE  
GLENROY VIC 3046**

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Sold Price <sup>RS</sup> **\$440,000** <sup>UN</sup> Sold Date **02-Dec-24**Distance **2.12km****5/885-887 PASCOE VALE ROAD  
GLENROY VIC 3046**

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Sold Price **\$400,000** Sold Date **28-Aug-24**Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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