

## 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

163 West 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

\$820,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$738,500

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2020

to

31 Mar 2021

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

101 Gowrie Street Glenroy VIC 3046	\$720,000	09-Nov-19
28 Glen Street Glenroy VIC 3046	\$836,000	25-Jan-21
16 Golf Links Road Glenroy VIC 3046	\$970,000	11-Mar-21

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: 14 April 2021



**101 Gowrie Street Glenroy VIC 3046** Sold Price **\$720,000** Sold Date **09-Nov-19**

3 2 2

Distance **0.51km**



**28 Glen Street Glenroy VIC 3046** Sold Price **\$836,000** Sold Date **25-Jan-21**

3 2 2

Distance **1km**



**16 Golf Links Road Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$970,000** <sup>UN</sup> Sold Date **11-Mar-21**

3 2 2

Distance **1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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