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

3/9 Danae 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	\$665,000	&	\$705,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$780,000	Property type		Other		Suburb	Glenroy
Period-from	01 Sep 2020	to	31 Aug 2	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
3/36 Isla Avenue Glenroy VIC 3046	\$705,000	10-Jul-21
44 Pengana Avenue Glenroy VIC 3046	\$685,000	19-Aug-21
2/66 Melbourne Avenue Glenroy VIC 3046	\$654,000	24-Jul-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: 08 September 2021



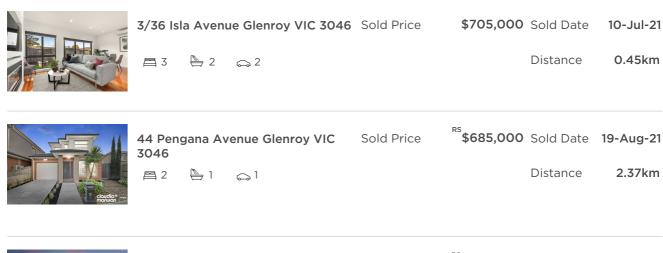
consumer.vic.gov.au



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2/66 M VIC 30	1elbourn 946	e Avenue Glenroy	Sold Price	^{RS} \$654,000 Sold Date		24-Jul-21
E 2	1	⇔ 1			Distance	0.53km

RS = Recent sale UN = Undisclosed Sale

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