

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

1/48 Grandview 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Glenroy

Period-from

01 Oct 2019

to

30 Sep 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

12 Donnelly Court Pascoe Vale VIC 3044	\$630,000	14-Aug-20
5 Kaumple Street Pascoe Vale VIC 3044	\$687,500	07-May-19
86 Domain Street Hadfield VIC 3046	\$627,500	10-Apr-19

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: 04 October 2020



12 Donnelly Court Pascoe Vale VIC 3044

Sold Price

^{RS}

\$630,000

Sold Date **14-Aug-20**



3



1



2

Distance

2.79km



5 Kaumple Street Pascoe Vale VIC 3044

Sold Price

\$687,500

Sold Date **07-May-19**



3



2



1

Distance

3.56km



86 Domain Street Hadfield VIC 3046

Sold Price

\$627,500

Sold Date **10-Apr-19**



3



2



2

Distance

3.65km

RS = Recent sale

UN = Undisclosed Sale

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