

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

1/38 DALEY 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

\$709,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

House

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/138 JOHN STREET GLENROY VIC 3046	\$690,000	02-Mar-22
3/18 MORLEY STREET GLENROY VIC 3046	\$710,000	11-Mar-22
1/67 MORELL STREET GLENROY VIC 3046	\$800,000	03-Feb-22

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: 16 March 2022



1/138 JOHN STREET GLENROY VIC 3046

Sold Price

^{RS} **\$690,000**

Sold Date **02-Mar-22**

 3  1  3

Distance -

3/18 MORLEY STREET GLENROY VIC 3046

Sold Price

^{RS} **\$710,000**

Sold Date **11-Mar-22**

 3  2  3

Distance -

1/67 MORELL STREET GLENROY VIC 3046

Sold Price

- Sold Date

-

 4  3  1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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