

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

1/18 Hartington 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

\$469,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2019

to

29 Feb 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

3/861 Pascoe Vale Road Glenroy VIC 3046	\$475,000	29-Jan-20
3/29 Prospect Street Glenroy VIC 3046	\$500,000	05-Dec-19
3/48 Stanley Street Glenroy VIC 3046	\$532,000	14-Dec-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: 10 March 2020



3/861 Pascoe Vale Road Glenroy VIC 3046

 2  1  1

Sold Price

^{RS}

\$475,000

Sold Date

29-Jan-20

Distance

0.23km



3/29 Prospect Street Glenroy VIC 3046

 2  1  1

Sold Price

\$500,000

Sold Date

05-Dec-19

Distance

1.06km



3/48 Stanley Street Glenroy VIC 3046

 2  1  1

Sold Price

\$532,000

Sold Date

14-Dec-19

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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