

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

3/156 MELBOURNE AVENUE 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

\$695,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2022

to

31 Mar 2023

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

1/180 HILTON STREET GLENROY VIC 3046	\$700,000	30-Sep-22
4/38 HAROLD STREET GLENROY VIC 3046	\$740,000	15-Feb-23
6/9 DANAE STREET GLENROY VIC 3046	\$770,000	24-Mar-23

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: 24 April 2023



**1/180 HILTON STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$700,000

Sold Date

30-Sep-22

Distance

0.38km



**4/38 HAROLD STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$740,000

Sold Date

15-Feb-23

Distance

0.47km



**6/9 DANAE STREET GLENROY VIC
3046**

 3  2  2

Sold Price

\$770,000

Sold Date

24-Mar-23

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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