

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

3/48 Stanley 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

\$475,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,375

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2018

to

31 Oct 2019

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

5/23 Prospect Street Glenroy VIC 3046	\$485,000	23-Sep-19
4/1 Dromana Street Glenroy VIC 3046	\$540,000	19-Jun-19
2/40-42 Chapman Avenue Glenroy VIC 3046	\$445,000	07-Nov-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: 14 November 2019



5/23 Prospect Street Glenroy VIC 3046

 2  1  1

Sold Price

\$485,000

Sold Date

23-Sep-19

Distance

0.19km



4/1 Dromana Street Glenroy VIC 3046

 2  1  1

Sold Price

\$540,000

Sold Date

19-Jun-19

Distance

0.29km



2/40-42 Chapman Avenue Glenroy VIC 3046

 2  1  2

Sold Price

^{RS} **\$445,000**

Sold Date

07-Nov-19

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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