

## 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

2/36 Daley Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2019

to

31 Mar 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

3/68 Gowrie Street Glenroy VIC 3046	\$635,000	04-Mar-20
2/73 Isla Avenue Glenroy VIC 3046	\$619,000	27-Feb-20
2/4 Mitchell Court Glenroy VIC 3046	\$570,000	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: 06 April 2020



**3/68 Gowrie Street Glenroy VIC 3046**

3 2 1

Sold Price **\$635,000** Sold Date **04-Mar-20**

Distance **1.02km**



**2/73 Isla Avenue Glenroy VIC 3046**

3 2 1

Sold Price **\$619,000** Sold Date **27-Feb-20**

Distance **0.31km**



**2/4 Mitchell Court Glenroy VIC 3046**

3 1 2

Sold Price **\$570,000** Sold Date **14-Dec-19**

Distance **1.18km**

RS = Recent sale UN = Undisclosed Sale

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