

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

4/38 GLADSTONE PARADE 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

\$597,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 2024

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

3/186 DALEY STREET GLENROY VIC 3046	\$605,000	19-Apr-23
728A PASCOE VALE ROAD GLENROY VIC 3046	\$620,000	17-Jul-23
2/85 CHAPMAN AVENUE GLENROY VIC 3046	\$629,000	25-Nov-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: 16 February 2024



**3/186 DALEY STREET GLENROY
VIC 3046**

 3  2  1

Sold Price

\$605,000

Sold Date

19-Apr-23

Distance

1.54km



**728A PASCOE VALE ROAD
GLENROY VIC 3046**

 3  2  1

Sold Price

\$620,000

Sold Date

17-Jul-23

Distance

0.75km



**2/85 CHAPMAN AVENUE
GLENROY VIC 3046**

 3  2  1

Sold Price

\$629,000

Sold Date

25-Nov-23

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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