

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

3/25 PROSPECT 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

\$545,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2022

to

31 Jan 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

3/44 GLADSTONE PARADE GLENROY VIC 3046	\$585,000	09-Jan-23
2/77 HUBERT AVENUE GLENROY VIC 3046	\$600,000	28-Dec-22
2/45 FINCHLEY AVENUE GLENROY VIC 3046	\$655,000	10-Dec-22

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: 09 February 2023



**3/44 GLADSTONE PARADE
GLENROY VIC 3046**

 2  2  1

Sold Price

RS

\$585,000

Sold Date

09-Jan-23

Distance

0.33km



**2/77 HUBERT AVENUE GLENROY
VIC 3046**

 2  2  1

Sold Price

\$600,000

Sold Date

28-Dec-22

Distance

2.14km



**2/45 FINCHLEY AVENUE GLENROY
VIC 3046**

 3  1  1

Sold Price

RS

\$655,000

Sold Date

10-Dec-22

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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