

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

1/16 OGDEN 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

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 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

1/70 HILDA STREET GLENROY VIC 3046	\$550,000	07-Nov-22
1/44 MENANA ROAD GLENROY VIC 3046	\$562,000	04-Mar-23
2/12 HUBERT AVENUE GLENROY VIC 3046	\$615,000	20-Jan-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: 08 March 2023



1/70 HILDA STREET GLENROY VIC 3046

Sold Price

\$550,000

Sold Date **07-Nov-22**

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Distance **1.52km**



1/44 MENANA ROAD GLENROY VIC 3046

Sold Price

^{RS} **\$562,000**

Sold Date **04-Mar-23**

 2  1  2

Distance **3.91km**



2/12 HUBERT AVENUE GLENROY VIC 3046

Sold Price

^{RS} **\$615,000**

Sold Date **20-Jan-23**

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Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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