

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

14B DALEY 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2023

to

31 May 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

31 OPHIR STREET BROADMEADOWS VIC 3047

\$615,000

10-May-24

2/8 WHEATSHEAF ROAD GLENROY VIC 3046

\$590,000

13-Apr-24

24 DUNN STREET BROADMEADOWS VIC 3047

\$615,000

06-Apr-24

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: 15 June 2024



**31 OPHIR STREET
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price

^{RS}

\$615,000

Sold Date

10-May-24

Distance

0.84km



**2/8 WHEATSHEAF ROAD
GLENROY VIC 3046**

 3  2  1

Sold Price

\$590,000

Sold Date

13-Apr-24

Distance

1.52km



**24 DUNN STREET
BROADMEADOWS VIC 3047**

 3  2  1

Sold Price

^{RS}

\$615,000

Sold Date

06-Apr-24

Distance

1.61km

RS = Recent sale

UN = Undisclosed Sale

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