

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

1/52 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,375

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2018

to

31 Oct 2019

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

3/47 Leonard Avenue Glenroy VIC 3046	\$618,500	23-Mar-19
3/30 Justin Avenue Glenroy VIC 3046	\$595,000	28-May-19
3/38 Maude Avenue Glenroy VIC 3046	\$623,000	01-Jun-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: 11 November 2019



3/47 Leonard Avenue Glenroy VIC 3046

 3  2  1

Sold Price

\$618,500

Sold Date

23-Mar-19

Distance

0.51km



3/30 Justin Avenue Glenroy VIC 3046

 3  2  1

Sold Price

\$595,000

Sold Date

28-May-19

Distance

0.73km



3/38 Maude Avenue Glenroy VIC 3046

 3  2  1

Sold Price

\$623,000

Sold Date

01-Jun-19

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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