

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

2/23 GLENROY ROAD 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

\$655,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2021

to

31 Aug 2022

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

25/85 CHAPMAN AVENUE GLENROY VIC 3046	\$582,500	21-Jun-22
2/46 AUGUSTINE TERRACE GLENROY VIC 3046	\$670,000	15-Aug-22
3/36 PROSPECT STREET GLENROY VIC 3046	\$685,000	17-Jun-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: 07 September 2022



**25/85 CHAPMAN AVENUE
GLENROY VIC 3046**

 3  2  2

Sold Price ^{RS} **\$582,500** Sold Date **21-Jun-22**

Distance **2.19km**



**2/46 AUGUSTINE TERRACE
GLENROY VIC 3046**

 3  2  2

Sold Price ^{RS} **\$670,000** Sold Date **15-Aug-22**

Distance **2.48km**



**3/36 PROSPECT STREET GLENROY
VIC 3046**

 3  2  2

Sold Price ^{RS} **\$685,000** Sold Date **17-Jun-22**

Distance **2.22km**

RS = Recent sale

UN = Undisclosed Sale

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