

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

1/21 TUDOR 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

\$655,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 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

1/36 LEONARD AVENUE GLENROY VIC 3046	\$715,000	17-Apr-23
6/9 DANAE STREET GLENROY VIC 3046	\$770,000	24-Mar-23
2/44 VALENCIA STREET GLENROY VIC 3046	\$690,000	05-May-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: 10 May 2023



1/36 LEONARD AVENUE GLENROY VIC 3046 Sold Price ^{RS} **\$715,000** Sold Date **17-Apr-23**

 3  2  2

Distance **1.2km**



6/9 DANAE STREET GLENROY VIC 3046 Sold Price **\$770,000** Sold Date **24-Mar-23**

 3  2  2

Distance **1.22km**



2/44 VALENCIA STREET GLENROY VIC 3046 Sold Price ^{RS} **\$690,000** Sold Date **05-May-23**

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Distance **1.68km**

RS = Recent sale **UN** = Undisclosed Sale

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