

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

53 Valley Crescent 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Glenroy

Period-from

01 Jan 2019

to

31 Dec 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

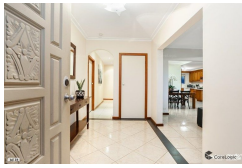
Date of sale

35 Valley Crescent Glenroy VIC 3046	\$718,000	17-Aug-19
82 Valley Crescent Glenroy VIC 3046	\$665,000	24-Oct-19
56 Pecham Street Glenroy VIC 3046	\$720,000	06-Aug-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: 09 January 2020



35 Valley Crescent Glenroy VIC 3046

3 2 2

Sold Price

\$718,000

Sold Date

17-Aug-19

Distance

0.13km



82 Valley Crescent Glenroy VIC 3046

3 1 1

Sold Price

\$665,000

Sold Date

24-Oct-19

Distance

0.27km



56 Pecham Street Glenroy VIC 3046

3 1 1

Sold Price

\$720,000

Sold Date

06-Aug-19

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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