

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

2/18 BECKET STREET SOUTH 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

\$715,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Other

Suburb

Glenroy

Period-from

01 Jun 2021

to

31 May 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

| | | |
|---|-----------|-----------|
| 1/18 BECKET STREET SOUTH GLENROY VIC 3046 | \$740,500 | 03-Jun-22 |
| 2/12 TARANA AVENUE GLENROY VIC 3046 | \$725,000 | 31-Mar-22 |
| 64 LANGTON STREET GLENROY VIC 3046 | \$655,000 | 02-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: 16 June 2022



**1/18 BECKET STREET SOUTH
GLENROY VIC 3046**

 -  -  -

Sold Price

^{RS}

\$740,500

Sold Date

03-Jun-22

Distance

-



**2/12 TARANA AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS}

\$725,000

Sold Date

31-Mar-22

Distance

1.25km



**64 LANGTON STREET GLENROY
VIC 3046**

 3  1  2

Sold Price

^{RS}

\$655,000

Sold Date

02-Jun-22

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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