

## 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

3/5 Daley Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 2020

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

3/77 Maude Avenue Glenroy VIC 3046	\$495,000	25-Sep-19
2/86 Hubert Avenue Glenroy VIC 3046	\$465,000	07-Sep-19
2/29 Isla Avenue Glenroy VIC 3046	\$463,000	02-Oct-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: 18 February 2020



**3/77 Maude Avenue Glenroy VIC 3046**

 2  1  1

Sold Price

**\$495,000**

Sold Date

**25-Sep-19**

Distance

**0.19km**



**2/86 Hubert Avenue Glenroy VIC 3046**

 2  1  1

Sold Price

**\$465,000**

Sold Date

**07-Sep-19**

Distance

**0.22km**



**2/29 Isla Avenue Glenroy VIC 3046**

 2  1  1

Sold Price

**\$463,000**

Sold Date

**02-Oct-19**

Distance

**0.69km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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