

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

2/165 WEST 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2022

to

31 Aug 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

1/17 LEONARD AVENUE GLENROY VIC 3046	\$590,000	24-Jul-23
2/101 PLUMPTON AVENUE GLENROY VIC 3046	\$615,000	16-Feb-23
30A ANSELM GROVE GLENROY VIC 3046	\$640,000	12-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: 04 September 2023



**1/17 LEONARD AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$590,000**

Sold Date

24-Jul-23

Distance

0.89km



**2/101 PLUMPTON AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price

\$615,000

Sold Date

16-Feb-23

Distance

1.69km



**30A ANSELM GROVE GLENROY
VIC 3046**

 2  1  1

Sold Price

\$640,000

Sold Date

12-May-23

Distance

2.41km

RS = Recent sale

UN = Undisclosed Sale

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