

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

4/18 Ogden 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2020

to

30 Apr 2021

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

3/18 Ogden Street Glenroy VIC 3046	\$545,000	03-May-21
3/11 Widford Street Glenroy VIC 3046	\$523,000	19-Jan-21
2/40 Morley Street Glenroy VIC 3046	\$451,000	08-Apr-21

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: 25 May 2021



3/18 Ogden Street Glenroy VIC 3046

 2  1  1

Sold Price

^{RS}

\$545,000

Sold Date

03-May-21

Distance

0.01km



3/11 Widford Street Glenroy VIC 3046

 2  1  1

Sold Price

\$523,000

Sold Date

19-Jan-21

Distance

2.36km



2/40 Morley Street Glenroy VIC 3046

 2  1  1

Sold Price

\$451,000

Sold Date

08-Apr-21

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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