

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

1/21 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 2024

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

| | | |
|---|-----------|-----------|
| 4/96 PLUMPTON AVENUE GLENROY VIC 3046 | \$565,000 | 25-Sep-23 |
| 2/145 MELBOURNE AVENUE GLENROY VIC 3046 | \$579,000 | 17-Nov-23 |
| 2/113 GLENROY ROAD GLENROY VIC 3046 | \$595,000 | 02-Dec-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: 20 February 2024



4/96 PLUMPTON AVENUE GLENROY VIC 3046

3 2 1

Sold Price **\$565,000** Sold Date **25-Sep-23**

Distance **1.12km**



2/145 MELBOURNE AVENUE GLENROY VIC 3046

2 2 1

Sold Price **\$579,000** Sold Date **17-Nov-23**

Distance **0.84km**



2/113 GLENROY ROAD GLENROY VIC 3046

2 2 1

Sold Price **\$595,000** Sold Date **02-Dec-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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