

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

2/50 Lytton 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

\$745,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2020

to

30 Nov 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

1/70 Glenroy Road Glenroy VIC 3046	\$785,000	04-Dec-21
1/56 Widford Street Glenroy VIC 3046	\$765,000	10-Dec-21
1/30 Langton Street Glenroy VIC 3046	\$727,500	09-Dec-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: 20 December 2021



1/70 Glenroy Road Glenroy VIC 3046

 3  2  2

Sold Price ^{RS} **\$785,000** ^{UN} Sold Date **04-Dec-21**

Distance **1.93km**



1/56 Widford Street Glenroy VIC 3046

 3  2  2

Sold Price ^{RS} **\$765,000** Sold Date **10-Dec-21**

Distance **1.44km**



1/30 Langton Street Glenroy VIC 3046

 3  2  1

Sold Price ^{RS} **\$727,500** Sold Date **09-Dec-21**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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