

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 MILTON 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

\$890,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,000

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2022

to

31 May 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

3 GOLF LINKS ROAD GLENROY VIC 3046	\$906,600	06-Apr-23
7 CURIE AVENUE OAK PARK VIC 3046	\$960,000	30-Mar-23
23 CARDINAL ROAD GLENROY VIC 3046	\$842,500	27-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: 27 June 2023



3 GOLF LINKS ROAD GLENROY VIC 3046

Sold Price \$906,600 Sold Date 06-Apr-23

 3  1  4

Distance **0.42km**



7 CURIE AVENUE OAK PARK VIC 3046

Sold Price \$960,000 Sold Date 30-Mar-23

 2  1  4

Distance **0.4km**



23 CARDINAL ROAD GLENROY VIC 3046

RS \$842,500 Sold Date 27-May-23

 3  1  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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