

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

4/7 GLADSTONE PARADE 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2023

to

31 Dec 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

2/2 GRANDVIEW STREET GLENROY VIC 3046	\$472,500	07-Sep-23
3/12 ILLAWARRA STREET GLENROY VIC 3046	\$480,000	10-Jan-24
1/7 GLADSTONE PARADE GLENROY VIC 3046	\$490,000	04-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.~~

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**2/2 GRANDVIEW STREET
GLENROY VIC 3046**

 2  2  1

Sold Price **\$472,500** Sold Date **07-Sep-23**

Distance **0.06km**



**3/12 ILLAWARRA STREET
GLENROY VIC 3046**

 2  1  -

Sold Price ^{RS} **\$480,000** Sold Date **10-Jan-24**

Distance **0.37km**



**1/7 GLADSTONE PARADE
GLENROY VIC 3046**

 3  2  1

Sold Price **\$490,000** Sold Date **04-Dec-23**

Distance **0.03km**

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

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