

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

2/45 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2021

to

31 May 2022

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

3/29 GRANDVIEW STREET GLENROY VIC 3046	\$615,000	05-Mar-22
3/8 PROSPECT STREET GLENROY VIC 3046	\$530,000	02-Jun-22
8/40-42 CHAPMAN AVENUE GLENROY VIC 3046	\$485,000	17-Jun-22

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: 30 June 2022



**3/29 GRANDVIEW STREET
GLENROY VIC 3046**

 2  2  1

Sold Price **\$615,000** Sold Date **05-Mar-22**

Distance **0.28km**



**3/8 PROSPECT STREET GLENROY
VIC 3046**

 2  1  1

Sold Price ^{RS} **\$530,000** Sold Date **02-Jun-22**

Distance **0.45km**



**8/40-42 CHAPMAN AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price ^{RS} **\$485,000** Sold Date **17-Jun-22**

Distance **0.46km**

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

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