

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

4/12 SALISBURY 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

\$249,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2022

to

31 Jan 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

7/14 SALISBURY STREET GLENROY VIC 3046	\$245,000	18-Mar-22
17/854 PASCOE VALE ROAD GLENROY VIC 3046	\$210,000	25-Nov-22
7/12 SALISBURY STREET GLENROY VIC 3046	\$250,000	30-Sep-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.~~

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7/14 SALISBURY STREET GLENROY VIC 3046 Sold Price **\$245,000** Sold Date **18-Mar-22**

1 1 1

Distance **0.02km**



17/854 PASCOE VALE ROAD GLENROY VIC 3046 Sold Price ^{RS} **\$210,000** Sold Date **25-Nov-22**

1 1 1

Distance **0.36km**



7/12 SALISBURY STREET GLENROY VIC 3046 Sold Price **\$250,000** Sold Date **30-Sep-21**

1 1 1

Distance **0km**

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

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