

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

30 PECHAM 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/9 ELECTRIC AVENUE GLENROY VIC 3046	\$665,000	04-May-21
3/32A LYTTON STREET GLENROY VIC 3046	\$585,000	22-Aug-21
1/53 PAGET AVENUE GLENROY VIC 3046	\$630,000	10-Jul-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 23 October 2021



**1/9 ELECTRIC AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

\$665,000

Sold Date **04-May-21**

Distance **1.59km**



**3/32A LYTTON STREET GLENROY
VIC 3046**

 3  1  1

Sold Price

^{RS} **\$585,000**

Sold Date **22-Aug-21**

Distance **0.74km**



**1/53 PAGET AVENUE GLENROY
VIC 3046**

 3  1  2

Sold Price

\$630,000

Sold Date **10-Jul-21**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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