

## 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

3/163 VIEW STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$435,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 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

3/26 HEATHER COURT GLENROY VIC 3046	\$503,500	03-Jul-23
6/902 PASCOE VALE ROAD GLENROY VIC 3046	\$460,000	26-Oct-23
3/54 LANGTON STREET GLENROY VIC 3046	\$470,000	26-Jul-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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**3/26 HEATHER COURT GLENROY  
VIC 3046**

2 1 1

Sold Price

**\$503,500**

Sold Date

**03-Jul-23**

Distance

**0.24km**



**6/902 PASCOE VALE ROAD  
GLENROY VIC 3046**

2 2 1

Sold Price

<sup>RS</sup> **\$460,000**

Sold Date

**26-Oct-23**

Distance

**0.5km**



**3/54 LANGTON STREET GLENROY  
VIC 3046**

2 1 1

Sold Price

**\$470,000**

Sold Date

**26-Jul-23**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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