

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

3/17 VIEW 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

\$559,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Glenroy

Period-from

01 Mar 2022

to

28 Feb 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

3/105 BINDI STREET GLENROY VIC 3046	\$560,000	09-Dec-22
3/24 LANGTON STREET GLENROY VIC 3046	\$560,000	29-Oct-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: 11 March 2023

**3/105 BINDI STREET GLENROY VIC 3046**

Sold Price

\$560,000 Sold Date **09-Dec-22**

1 1 1

Distance **0.75km****3/24 LANGTON STREET GLENROY VIC 3046**

Sold Price

Sold Date **29-Oct-22**

2 2 1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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