

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

1 BECKET STREET SOUTH 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,750

Property type

House

Suburb

Glenroy

Period-from

01 Aug 2021

to

31 Jul 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

2/17 ACACIA STREET GLENROY VIC 3046	\$580,000	22-Jun-22
1/117 HILTON STREET GLENROY VIC 3046	\$640,000	18-Jun-22
1 MELBOURNE AVENUE GLENROY VIC 3046	\$655,900	01-Aug-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: 08 August 2022



**2/17 ACACIA STREET GLENROY
VIC 3046**

 3  1  2

Sold Price **\$580,000** Sold Date **22-Jun-22**

Distance **1.39km**



**1/117 HILTON STREET GLENROY
VIC 3046**

 3  1  2

Sold Price **\$640,000** Sold Date **18-Jun-22**

Distance **1.69km**



**1 MELBOURNE AVENUE GLENROY
VIC 3046**

 3  1  2

Sold Price ^{RS} **\$655,900** Sold Date **01-Aug-22**

Distance **2.32km**

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

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