

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

18 Glen 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

\$698,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2019

to

31 May 2020

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

84 Daley Street Glenroy VIC 3046	\$690,000	29-Jan-20
6 Murray Street Glenroy VIC 3046	\$700,000	17-Apr-20
22 Melbourne Avenue Glenroy VIC 3046	\$730,000	03-Mar-20

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: 24 June 2020

	84 Daley Street Glenroy VIC 3046	Sold Price	\$690,000	Sold Date 29-Jan-20
 3  2  -	Distance 0.58km			
	6 Murray Street Glenroy VIC 3046	Sold Price	\$700,000	Sold Date 17-Apr-20
 3  2  1	Distance 0.62km			
	22 Melbourne Avenue Glenroy VIC 3046	Sold Price	\$730,000	Sold Date 03-Mar-20
 3  1  5	Distance 0.85km			

RS = Recent sale

UN = Undisclosed Sale

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