

## 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

19 Valley Crescent Glenroy VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2019

to

31 Oct 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

3 Kadana Street Oak Park VIC 3046	\$900,000	31-Aug-20
46 William Street Glenroy VIC 3046	\$863,000	02-Oct-20
19 Menana Road Glenroy VIC 3046	\$801,350	01-May-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: 16 November 2020



**3 Kadana Street Oak Park VIC 3046** Sold Price <sup>RS</sup> **\$900,000** Sold Date **31-Aug-20**  
 4 2 5 Distance **1.37km**



**46 William Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$863,000** Sold Date **02-Oct-20**  
 4 1 3 Distance **0.8km**



**19 Menana Road Glenroy VIC 3046** Sold Price **\$801,350** Sold Date **01-May-20**  
 3 1 3 Distance **1.06km**

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

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