

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

1/12 ILLAWARRA 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

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 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

1/112 DALEY STREET GLENROY VIC 3046	\$502,000	21-Oct-21
6/3 GLADSTONE PARADE GLENROY VIC 3046	\$473,000	09-Oct-21
4/42 HAROLD STREET GLENROY VIC 3046	\$520,000	19-Feb-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.~~

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1/112 DALEY STREET GLENROY VIC 3046 Sold Price **\$502,000** Sold Date **21-Oct-21**

 2  1  1

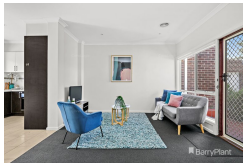
Distance **1.65km**



6/3 GLADSTONE PARADE GLENROY VIC 3046 Sold Price **\$473,000** Sold Date **09-Oct-21**

 2  2  1

Distance **0.39km**



4/42 HAROLD STREET GLENROY VIC 3046 Sold Price ^{RS} **\$520,000** ^{UN} Sold Date **19-Feb-22**

 2  1  1

Distance **0.66km**

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

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