

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

4/85 CHAPMAN AVENUE 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 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

3/186 DALEY STREET GLENROY VIC 3046	\$605,000	03-May-23
2/46 HUBERT AVENUE GLENROY VIC 3046	\$648,000	18-May-23
5/18 DANIN STREET PASCOE VALE VIC 3044	\$650,000	13-May-23

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 May 2023



**3/186 DALEY STREET GLENROY
VIC 3046**

Sold Price

^{RS} **\$605,000** Sold Date **03-May-23**

 3  2  1

Distance **1.31km**



**2/46 HUBERT AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$648,000** Sold Date **18-May-23**

 3  2  1

Distance **2km**



**5/18 DANIN STREET PASCOE VALE
VIC 3044**

Sold Price

^{RS} **\$650,000** Sold Date **13-May-23**

 3  2  1

Distance **2.67km**



**1/48 HUBERT AVENUE GLENROY
VIC 3046**

Sold Price

^{RS} **\$635,000** Sold Date **29-Apr-23**

 3  2  1

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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