

## 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

1/21 GLENROY ROAD 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

\$590,000

&

\$649,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2021

to

30 Sep 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

3/38 WIDFORD STREET GLENROY VIC 3046	\$607,500	22-Jul-22
1/112 VIEW STREET GLENROY VIC 3046	\$647,500	15-Jun-22
250A HILTON STREET GLENROY VIC 3046	\$596,000	28-Apr-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: 17 October 2022



## 3/38 WIDFORD STREET GLENROY VIC 3046

3 2 1

Sold Price

**\$607,500**

Sold Date

**22-Jul-22**

Distance

**1.19km**



## 1/112 VIEW STREET GLENROY VIC 3046

3 1 1

Sold Price

**\$647,500**

Sold Date

**15-Jun-22**

Distance

**1.59km**



## 250A HILTON STREET GLENROY VIC 3046

3 2 1

Sold Price

**\$596,000**

Sold Date

**28-Apr-22**

Distance

**1.87km**

RS = Recent sale

UN = Undisclosed Sale

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