

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

1/205 WEST 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2024

to

30 Apr 2025

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

1/16 OGDEN STREET GLENROY VIC 3046	\$562,500	18-Jan-25
2/39-41 VALENCIA STREET GLENROY VIC 3046	\$590,000	08-May-25
3/14 HAROLD STREET GLENROY VIC 3046	\$600,000	21-Feb-25

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 May 2025



1/16 OGDEN STREET GLENROY VIC 3046 Sold Price **\$562,500** Sold Date **18-Jan-25**

 2  1  1

Distance **0.87km**



2/39-41 VALENCIA STREET GLENROY VIC 3046 Sold Price ^{RS} **\$590,000** Sold Date **08-May-25**

 2  1  1

Distance **0.61km**



3/14 HAROLD STREET GLENROY VIC 3046 Sold Price ^{RS} **\$600,000** Sold Date **21-Feb-25**

 2  1  1

Distance **1.5km**

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

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