

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

1/83 DALEY 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2024

to

31 Mar 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

7 GERVASE AVENUE GLENROY VIC 3046	\$660,000	17-Feb-25
99A VIEW STREET GLENROY VIC 3046	\$680,000	10-Dec-24
1/34 HAROLD STREET GLENROY VIC 3046	\$697,000	27-Mar-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: 29 April 2025



7 GERVASE AVENUE GLENROY VIC 3046 Sold Price **\$660,000** Sold Date **17-Feb-25**

 3  2  1

Distance **1.78km**



99A VIEW STREET GLENROY VIC 3046 Sold Price **\$680,000** Sold Date **10-Dec-24**

 3  2  1

Distance **0.45km**



1/34 HAROLD STREET GLENROY VIC 3046 Sold Price ^{RS} **\$697,000** Sold Date **27-Mar-25**

 3  2  1

Distance **1.13km**

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

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