

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

3/16 OGDEN 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

\$510,000

&

\$540,000

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

3/29 HILDA STREET GLENROY VIC 3046	\$522,500	19-Feb-25
2/53 HILDA STREET GLENROY VIC 3046	\$520,000	02-Nov-24
5/107 WEST STREET HADFIELD VIC 3046	\$490,000	18-Jan-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 April 2025



3/29 HILDA STREET GLENROY VIC 3046 Sold Price ^{RS} **\$522,500** Sold Date **19-Feb-25**
 Distance **1.44km**

2 1 1



2/53 HILDA STREET GLENROY VIC 3046 Sold Price **\$520,000** Sold Date **02-Nov-24**
 Distance **1.65km**

2 1 1



5/107 WEST STREET HADFIELD VIC 3046 Sold Price **\$490,000** Sold Date **18-Jan-25**
 Distance **1.08km**

2 1 1

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

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