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	8A SIM CRESCENT 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	$900,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$805,000	Property type	House	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
62 LEONARD AVENUE GLENROY VIC 3046	$935,000	07-Dec-21
26A VICTORIA STREET GLENROY VIC 3046	$950,000	09-Apr-25
56 GLADSTONE PARADE GLENROY VIC 3046	$972,500	05-Apr-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.~~

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Kirby Cuomo
M 0416519611
E hello@cplusm.com.au

62 LEONARD AVENUE GLENROY VIC 3046

4 2 1

Sold Price **$935,000** Sold Date **07-Dec-21**

Distance **1.88km**

26A VICTORIA STREET GLENROY VIC 3046

4 3 1

Sold Price RS **$950,000** Sold Date **09-Apr-25**

Distance **0.45km**

56 GLADSTONE PARADE GLENROY VIC 3046

4 3 2

Sold Price RS **$972,500** Sold Date **05-Apr-25**

Distance **0.76km**

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

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