

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Sadie 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

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

*House

X

*Unit

Suburb

Glenroy

Period-from

01 Jul 2018

to

30 Jun 2019

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

5 Freeman Drive Glenroy VIC 3046	\$890,000	15-Jun-19
32 Salisbury Street Glenroy VIC 3046	\$870,000	06-Jul-19
38 Harold Street Glenroy VIC 3046	\$975,000	17-May-19

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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5 Freeman Drive Glenroy VIC 3046 Sold Price ^{RS} **\$890,000** Sold Date **15-Jun-19**
 Distance **1.55km**
 3 bedrooms 2 bathrooms 2 cars



32 Salisbury Street Glenroy VIC 3046 Sold Price ^{RS} **\$870,000** Sold Date **06-Jul-19**
 Distance **1.86km**
 3 bedrooms 2 bathrooms 2 cars



38 Harold Street Glenroy VIC 3046 Sold Price ^{RS} **\$975,000** Sold Date **17-May-19**
 Distance **1.57km**
 3 bedrooms 1 bathroom 1 car

RS = Recent sale UN = Undisclosed Sale

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