

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

31 Glen 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

\$745,000

&

\$805,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

*House

X

*Unit

Suburb

Glenroy

Period-from

01 Aug 2018

to

31 Jul 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

92 Cardinal Road Glenroy VIC 3046	\$770,000	13-Apr-19
5 St Agnes Court Glenroy VIC 3046	\$817,000	11-May-19
41 Golf Links Road Glenroy VIC 3046	\$795,000	03-Aug-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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92 Cardinal Road Glenroy VIC 3046 Sold Price **\$770,000** Sold Date **13-Apr-19**
Distance **0.28km**

 4  1  2



5 St Agnes Court Glenroy VIC 3046 Sold Price **\$817,000** Sold Date **11-May-19**
Distance **0.34km**

 5  2  2



41 Golf Links Road Glenroy VIC 3046 Sold Price **\$795,000** Sold Date **03-Aug-19**
Distance **1.04km**

 3  1  1

RS = Recent sale UN = Undisclosed Sale

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