

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

2/4 Glenroy Road 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Glenroy

Period-from

01 Oct 2018

to

30 Sep 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

3/24 Cromwell Street Glenroy VIC 3046	\$587,160	29-Aug-19
3/1 Tudor Street Glenroy VIC 3046	\$605,000	23-Aug-19
3/113 Glenroy Road Glenroy VIC 3046	\$517,000	13-Jun-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.~~

This Statement of Information was prepared on: 17 October 2019

3/24 Cromwell Street Glenroy VIC 3046 Sold Price **\$587,160** Sold Date **29-Aug-19**
 Distance **1.42km**
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3/1 Tudor Street Glenroy VIC 3046 Sold Price ^{RS} **\$605,000** Sold Date **23-Aug-19**
 Distance **1.48km**
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3/113 Glenroy Road Glenroy VIC 3046 Sold Price **\$517,000** Sold Date **13-Jun-19**
 Distance **1km**
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RS = Recent sale UN = Undisclosed Sale

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