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	3/25 LYTTON 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	$500,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$577,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Jul 2022	to	30 Jun 2023	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
1/28 GRANDVIEW STREET GLENROY VIC 3046	$507,000	08-Jul-23
1/3 WIDFORD STREET GLENROY VIC 3046	$545,000	18-Mar-23
4/46 GLADSTONE PARADE GLENROY VIC 3046	$590,000	08-Feb-23

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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1/28 GRANDVIEW STREET GLENROY VIC 3046

3 1 2

Sold Price RS **$507,000** Sold Date **08-Jul-23**

Distance **0.27km**



1/3 WIDFORD STREET GLENROY VIC 3046

3 1 2

Sold Price **$545,000** Sold Date **18-Mar-23**

Distance **0.87km**



4/46 GLADSTONE PARADE GLENROY VIC 3046

3 1 2

Sold Price **$590,000** Sold Date **08-Feb-23**

Distance **0.35km**

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

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