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	7/4 GRANDVIEW 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	$415,000	&	$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$567,500	Property type	Unit	Suburb	Glenroy
Period-from	01 Oct 2022	to	30 Sep 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
4/33 PROSPECT STREET GLENROY VIC 3046	$455,000	08-May-23
4/19 BECKET STREET SOUTH GLENROY VIC 3046	$440,000	28-Sep-23
4/34 ACACIA STREET GLENROY VIC 3046	$450,000	04-Aug-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.~~

This Statement of Information was prepared on: 31 October 2023

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4/33 PROSPECT STREET GLENROY VIC 3046

2 1 1

Sold Price **$455,000** Sold Date **08-May-23**

Distance **0.49km**

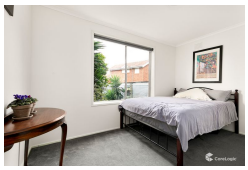


4/19 BECKET STREET SOUTH GLENROY VIC 3046

2 1 1

Sold Price RS **$440,000** Sold Date **28-Sep-23**

Distance **0.79km**



4/34 ACACIA STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$450,000** Sold Date **04-Aug-23**

Distance **0.8km**

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

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