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<br>Including suburb and postcode | 20 BECKET STREET SOUTH 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 | $780,000 | & | $855,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $810,000 | Property type | House | Suburb | Glenroy |
| Period-from | 01 Jun 2023 | to | 31 May 2024 | 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 |
|---|---|---|
| 350 WATERLOO ROAD GLENROY VIC 3046 | $790,000 | 29-Dec-23 |
| 25 WHEATSHEAF ROAD GLENROY VIC 3046 | $890,000 | 29-May-24 |
| 872 PASCOE VALE ROAD GLENROY VIC 3046 | $781,000 | 16-Jan-24 |

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: 06 June 2024



CONSUMER AFFAIRS VICTORIA

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**350 WATERLOO ROAD GLENROY VIC 3046**

3 1 5

Sold Price RS $790,000 Sold Date 29-Dec-23

Distance 0.97km



**25 WHEATSHEAF ROAD GLENROY VIC 3046**

3 1 1

Sold Price RS $890,000 Sold Date 29-May-24

Distance 1.47km



**872 PASCOE VALE ROAD GLENROY VIC 3046**

3 1 4

Sold Price $781,000 Sold Date 16-Jan-24

Distance 0.21km

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

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