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 | 53 VIEW 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 | $835,000 | & | $875,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $812,500 | Property type | House | Suburb | Glenroy |
| Period-from | 01 Apr 2024 | to | 31 Mar 2025 | 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 |
|---|---|---|
| 266 WEST STREET GLENROY VIC 3046 | $851,000 | 14-Nov-24 |
| 141 CARRICK DRIVE GLADSTONE PARK VIC 3043 | $850,000 | 01-Mar-25 |
| 79 TADSTAN DRIVE TULLAMARINE VIC 3043 | $865,000 | 03-Dec-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: 05 April 2025

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**266 WEST STREET GLENROY VIC 3046**

4 2 2

Sold Price **$851,000** Sold Date **14-Nov-24**

Distance **0.92km**



**141 CARRICK DRIVE GLADSTONE PARK VIC 3043**

4 2 2

Sold Price RS **$850,000** Sold Date **01-Mar-25**

Distance **3.33km**



**79 TADSTAN DRIVE TULLAMARINE VIC 3043**

4 2 2

Sold Price **$865,000** Sold Date **03-Dec-24**

Distance **4.63km**

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

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