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	1/92 BEATTY AVENUE 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	$585,000	&	$620,000

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
3/47 VALENCIA STREET GLENROY VIC 3046	$590,000	29-Oct-24
2/111 VIEW STREET GLENROY VIC 3046	$601,000	21-Mar-25
1/10 SHEPHERD STREET GLENROY VIC 3046	$620,000	09-Oct-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: 04 April 2025

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3/47 VALENCIA STREET GLENROY VIC 3046

3 1 1

Sold Price **$590,000** Sold Date **29-Oct-24**

Distance **0.94km**



2/111 VIEW STREET GLENROY VIC 3046

3 1 1

Sold Price RS **$601,000** Sold Date **21-Mar-25**

Distance **0.31km**



1/10 SHEPHERD STREET GLENROY VIC 3046

3 1 1

Sold Price **$620,000** Sold Date **09-Oct-24**

Distance **1.36km**

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

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