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	1/83 DALEY 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	$650,000	&	$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	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
7 GERVASE AVENUE GLENROY VIC 3046	$660,000	17-Feb-25
99A VIEW STREET GLENROY VIC 3046	$680,000	10-Dec-24
1/34 HAROLD STREET GLENROY VIC 3046	$697,000	27-Mar-25

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: 29 April 2025

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7 GERVASE AVENUE GLENROY VIC 3046

3 2 1

Sold Price **$660,000** Sold Date **17-Feb-25**

Distance **1.78km**



99A VIEW STREET GLENROY VIC 3046

3 2 1

Sold Price **$680,000** Sold Date **10-Dec-24**

Distance **0.45km**



1/34 HAROLD STREET GLENROY VIC 3046

3 2 1

Sold Price RS **$697,000** Sold Date **27-Mar-25**

Distance **1.13km**

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

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