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	1/24 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	$595,000	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2024	to	30 Apr 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
2/80 VIEW STREET GLENROY VIC 3046	$595,000	16-Dec-24
3/12 HILDA STREET GLENROY VIC 3046	$625,000	25-Jan-25
2/117 HILTON STREET GLENROY VIC 3046	$625,000	06-Feb-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: 20 May 2025

Kirby Cuomo
M 0416519611
E hello@cplusm.com.au



2/80 VIEW STREET GLENROY VIC 3046

3 2 2

Sold Price **$595,000** Sold Date **16-Dec-24**

Distance **0.49km**



3/12 HILDA STREET GLENROY VIC 3046

3 2 1

Sold Price **$625,000** Sold Date **25-Jan-25**

Distance **0.25km**



2/117 HILTON STREET GLENROY VIC 3046

3 2 1

Sold Price Sold Date **06-Feb-25**

Distance **0.59km**

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

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