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	2/27 Lytton 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	$570,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Jan 2021	to	31 Dec 2021	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
3/20 Grandview Street Glenroy VIC 3046	$600,000	02-Oct-21
4/20 Grandview Street Glenroy VIC 3046	$600,000	27-Sep-21
2B Anselm Grove Glenroy VIC 3046	$600,000	24-Nov-21

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: 17 January 2022

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3/20 Grandview Street Glenroy VIC 3046 Sold Price **$600,000** Sold Date **02-Oct-21**

2 1 1 Distance **0.16km**



4/20 Grandview Street Glenroy VIC 3046 Sold Price Sold Date **27-Sep-21**

2 1 1 Distance **0.16km**



2B Anselm Grove Glenroy VIC 3046 Sold Price RS **$600,000** Sold Date **24-Nov-21**

2 1 1 Distance **0.48km**

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

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