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	4/42 Harold 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	$500,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$601,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Feb 2021	to	31 Jan 2022	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
1/31 Harold Street Glenroy VIC 3046	$531,000	23-Oct-21
8/56 Golf Links Road Glenroy VIC 3046	$545,500	13-Nov-21
1/33 Lytton Street Glenroy VIC 3046	$550,000	13-Oct-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 February 2022

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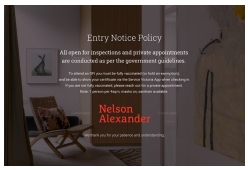


1/31 Harold Street Glenroy VIC 3046

2 1 1

Sold Price **$531,000** Sold Date **23-Oct-21**

Distance **0.12km**



8/56 Golf Links Road Glenroy VIC 3046

2 1 1

Sold Price **$545,500** Sold Date **13-Nov-21**

Distance **0.32km**



1/33 Lytton Street Glenroy VIC 3046

2 1 1

Sold Price **$550,000** Sold Date **13-Oct-21**

Distance **1.11km**

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

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