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	6/31 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	$520,000	&	$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2021	to	31 Mar 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.

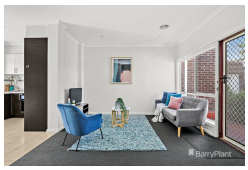
Address of comparable property	Price	Date of sale
4/42 HAROLD STREET GLENROY VIC 3046	$520,000	19-Feb-22
4/4 MURRELL STREET GLENROY VIC 3046	$539,500	27-Jan-22
1/54 ACACIA STREET GLENROY VIC 3046	$555,000	02-Jan-22

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: 26 April 2022

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4/42 HAROLD STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$520,000** UN

Sold Date **19-Feb-22**

Distance **0.11km**



4/4 MURRELL STREET GLENROY VIC 3046

2 1 1

Sold Price **$539,500**

Sold Date **27-Jan-22**

Distance **0.45km**



1/54 ACACIA STREET GLENROY VIC 3046

2 2 2

Sold Price **$555,000**

Sold Date **02-Jan-22**

Distance **0.22km**

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

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