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<br>Including suburb and postcode | 1B GRANVILLE 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 | $815,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $610,000 | Property type | Unit | Suburb | Glenroy |
| Period-from | 01 Aug 2021 | to | 31 Jul 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 |
|---|---|---|
| 1/25 GLADSTONE PARADE GLENROY VIC 3046 | $782,000 | 25-Mar-22 |
| 1/38 MAUDE AVENUE GLENROY VIC 3046 | $810,000 | 16-May-22 |
| 2/61 LOONGANA AVENUE GLENROY VIC 3046 | $775,000 | 30-May-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: 08 August 2022

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**1/25 GLADSTONE PARADE GLENROY VIC 3046**

3 2 2

Sold Price **$782,000** Sold Date **25-Mar-22**

Distance **1km**



**1/38 MAUDE AVENUE GLENROY VIC 3046**

3 2 2

Sold Price **$810,000** Sold Date **16-May-22**

Distance **1.28km**



**2/61 LOONGANA AVENUE GLENROY VIC 3046**

3 2 2

Sold Price **$775,000** Sold Date **30-May-22**

Distance **1.86km**

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

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