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	7 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	$970,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$863,750	Property type	House	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
58 PLUMPTON AVENUE GLENROY VIC 3046	$945,000	04-Apr-22
12 MACKINNON GROVE GLENROY VIC 3046	$1,000,000	06-Apr-22
106 CARDINAL ROAD GLENROY VIC 3046	$975,390	08-Jun-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

Fadi Khoder
M 03 9300 2344
E glenroy@barryplant.com.au



58 PLUMPTON AVENUE GLENROY VIC 3046

3 1 2

Sold Price **$945,000** Sold Date **04-Apr-22**

Distance **0.97km**



12 MACKINNON GROVE GLENROY VIC 3046

3 1 2

Sold Price RS **$1,000,000** Sold Date **06-Apr-22**

Distance **1.14km**



106 CARDINAL ROAD GLENROY VIC 3046

3 1 4

Sold Price RS **$975,390** UN Sold Date **08-Jun-22**

Distance **0.78km**

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

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