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	3/19 PROSPECT 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	$689,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$610,125	Property type	Unit	Suburb	Glenroy
Period-from	01 Jan 2022	to	31 Dec 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
1/6 PROSPECT STREET GLENROY VIC 3046	$720,000	01-Aug-22
2/44 GLADSTONE PARADE GLENROY VIC 3046	$732,500	26-Jul-22
5/48 WILLIAM STREET GLENROY VIC 3046	$670,000	21-Jul-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: 09 January 2023

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1/6 PROSPECT STREET GLENROY VIC 3046

3 2 1

Sold Price **$720,000** Sold Date **01-Aug-22**

Distance **0.25km**



2/44 GLADSTONE PARADE GLENROY VIC 3046

3 2 2

Sold Price **$732,500** Sold Date **26-Jul-22**

Distance **0.35km**



5/48 WILLIAM STREET GLENROY VIC 3046

3 2 2

Sold Price **$670,000** Sold Date **21-Jul-22**

Distance **0.52km**

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

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