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	104 VIEW 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	$615,000	&	$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$877,500	Property type	House	Suburb	Glenroy
Period-from	01 Dec 2021	to	30 Nov 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 ROWAN STREET GLENROY VIC 3046	$635,000	20-Aug-22
64 BINDI STREET GLENROY VIC 3046	$600,000	07-Dec-22
120 VIEW STREET GLENROY VIC 3046	$650,000	25-Aug-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: 12 December 2022

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4 ROWAN STREET GLENROY VIC 3046

3 1 2

Sold Price RS $635,000 Sold Date 20-Aug-22

Distance 0.83km



64 BINDI STREET GLENROY VIC 3046

3 1 2

Sold Price RS $600,000 UN Sold Date 07-Dec-22

Distance 0.44km



120 VIEW STREET GLENROY VIC 3046

3 1 2

Sold Price RS $650,000 Sold Date 25-Aug-22

Distance 0.31km

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

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