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	4/23 GLADSTONE PARADE 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	$550,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2022	to	31 Mar 2023	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
1/44 MENANA ROAD GLENROY VIC 3046	$562,000	04-Mar-23
2/25 CROMWELL STREET GLENROY VIC 3046	$545,000	04-Apr-23
2/33 GLADSTONE PARADE GLENROY VIC 3046	$550,000	31-Mar-23

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: 20 April 2023

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1/44 MENANA ROAD GLENROY VIC 3046

2 1 2

Sold Price RS 562000 Sold Date 04-Mar-23

Distance 0.63km



2/25 CROMWELL STREET GLENROY VIC 3046

2 1 1

Sold Price RS 545000 Sold Date 04-Apr-23

Distance 1.11km



2/33 GLADSTONE PARADE GLENROY VIC 3046

2 1 2

Sold Price RS 550000 Sold Date 31-Mar-23

Distance 0.1km



2 1 2

Sold Price Sold Date 31-Mar-23

Distance 0.1km

RS = Recent sale UN = Undisclosed Sale

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