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	1/12 GRANDVIEW 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2022	to	30 Apr 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
4/56 GOLF LINKS ROAD GLENROY VIC 3046	$375,000	15-Apr-23
2/26 ACACIA STREET GLENROY VIC 3046	$355,000	04-Mar-23
2/30 STANLEY STREET GLENROY VIC 3046	$349,999	30-Jan-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: 15 May 2023

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4/56 GOLF LINKS ROAD GLENROY VIC 3046

2 1 1

Sold Price RS **$375,000** Sold Date **15-Apr-23**

Distance **0.75km**



2/26 ACACIA STREET GLENROY VIC 3046

2 1 1

Sold Price RS **$355,000** Sold Date **04-Mar-23**

Distance **0.92km**



2/30 STANLEY STREET GLENROY VIC 3046

2 1 1

Sold Price **$349,999** Sold Date **30-Jan-23**

Distance **0.43km**

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

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