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	2/10 HOWARD COURT 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	$390,000	&	$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	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
3/26 GLADSTONE PARADE GLENROY VIC 3046	$417,500	29-Mar-23
3/10 HOWARD COURT GLENROY VIC 3046	$416,000	17-Dec-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: 22 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 **1.56km**



3/26 GLADSTONE PARADE GLENROY VIC 3046

2 1 1

Sold Price **$417,500** Sold Date **29-Mar-23**

Distance **1.76km**



3/10 HOWARD COURT GLENROY VIC 3046

2 1 1

Sold Price **$416,000** Sold Date **17-Dec-22**

Distance **0.01km**

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

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