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	3/46 SADIE 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	$730,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$583,000	Property type	Unit	Suburb	Glenroy
Period-from	01 May 2023	to	30 Apr 2024	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
2/66 HUBERT AVENUE GLENROY VIC 3046	$710,000	11-Apr-24
1/1 BARUNAH STREET HADFIELD VIC 3046	$735,000	17-Feb-24
3/20 BARUNAH STREET HADFIELD VIC 3046	$705,000	19-Mar-24

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.~~

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2/66 HUBERT AVENUE GLENROY VIC 3046

3 2 2

Sold Price RS $710,000 Sold Date 11-Apr-24

Distance 0.94km



1/1 BARUNAH STREET HADFIELD VIC 3046

3 2 2

Sold Price $735,000 Sold Date 17-Feb-24

Distance 0.71km



3/20 BARUNAH STREET HADFIELD VIC 3046

3 2 1

Sold Price RS $705,000 UN Sold Date 19-Mar-24

Distance 0.56km

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

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