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 BOURCHIER 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	$725,000	&	$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,000	Property type	Other	Suburb	Glenroy
Period-from	01 Jul 2023	to	30 Jun 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
1/1 BARUNAH STREET HADFIELD VIC 3046	$735,000	17-Feb-24
1/4 VALENCIA STREET GLENROY VIC 3046	$780,000	15-May-24
1/2 TREVANNION STREET GLENROY VIC 3046	$745,000	27-Apr-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.~~

This Statement of Information was prepared on: 15 July 2024

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1/1 BARUNAH STREET HADFIELD VIC 3046

3 2 2

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

Distance **0.32km**



1/4 VALENCIA STREET GLENROY VIC 3046

3 2 1

Sold Price RS **$780,000** Sold Date **15-May-24**

Distance **0.72km**



1/2 TREVANNION STREET GLENROY VIC 3046

3 2 1

Sold Price RS **$745,000** Sold Date **27-Apr-24**

Distance **1.97km**

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

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