Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	79A STATION ROAD 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	$499,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$596,750	Property type	Unit	Suburb	Glenroy
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
3/242-244 BOUNDARY ROAD PASCOE VALE VIC 3044	$525,000	14-Aug-24
2/107 WEST STREET HADFIELD VIC 3046	$477,500	31-Jul-24
1/5-7 MEAKER AVENUE OAK PARK VIC 3046	$508,000	14-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months~~.

This Statement of Information was prepared on: 11 September 2024

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3/242-244 BOUNDARY ROAD PASCOE VALE VIC 3044

2 1 1

Sold Price RS 525000 Sold Date 14-Aug-24

Distance 1.95km

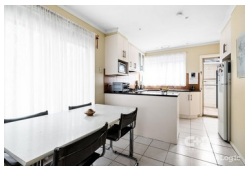


2/107 WEST STREET HADFIELD VIC 3046

2 1 1

Sold Price RS 477500 Sold Date 31-Jul-24

Distance 1.79km



1/5-7 MEAKER AVENUE OAK PARK VIC 3046

2 1 1

Sold Price 508000 Sold Date 14-Mar-24

Distance 1.14km

RS = Recent sale UN = Undisclosed Sale

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