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	3/86 DALEY 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	$610,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2024	to	31 Mar 2025	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
2/117 HILTON STREET GLENROY VIC 3046	$625,000	06-Feb-25
3/12 HILDA STREET GLENROY VIC 3046	$625,000	31-Jan-25
2/80 VIEW STREET GLENROY VIC 3046	$595,000	20-Dec-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: 24 April 2025

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2/117 HILTON STREET GLENROY VIC 3046

3 2 1

Sold Price $625,000 Sold Date 06-Feb-25

Distance 0.56km



3/12 HILTON STREET GLENROY VIC 3046

3 2 1

Sold Price Sold Date 25-Jan-25

Distance 0.65km



2/80 VIEW STREET GLENROY VIC 3046

3 2 2

Sold Price RS $595,000 Sold Date 20-Dec-24

Distance 0.1km

RS = Recent sale UN = Undisclosed Sale

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