

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

1/1 PEARL 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

\$697,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2022

to

31 Aug 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

3/73 CHAPMAN AVENUE GLENROY VIC 3046	\$745,000	20-Sep-23
4/7 MURRAY STREET GLENROY VIC 3046	\$770,000	-
2/38 HAROLD STREET GLENROY VIC 3046	\$814,000	15-Apr-23

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: 27 September 2023

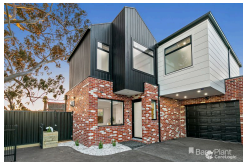


**3/73 CHAPMAN AVENUE
GLENROY VIC 3046**

 3  2  1

Sold Price ^{RS} **\$745,000** Sold Date **20-Sep-23**

Distance **1.32km**

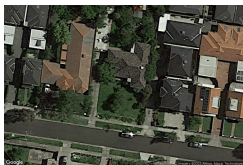


**4/7 MURRAY STREET GLENROY
VIC 3046**

 3  2  1

Sold Price **\$770,000** Sold Date -

Distance -



**2/38 HAROLD STREET GLENROY
VIC 3046**

 2  -  -

Sold Price **\$814,000** Sold Date **15-Apr-23**

Distance **0.4km**

RS = Recent sale UN = Undisclosed Sale

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