

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

1/13 STELLA 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

UNIT

Suburb

Glenroy

Period-from

01 Mar 2023

to

29 Feb 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

2/113 GLENROY ROAD GLENROY VIC 3046	\$595,000	02-Dec-23
3/180 HILTON STREET GLENROY VIC 3046	\$640,000	03-Feb-24
2/8 SALISBURY STREET GLENROY VIC 3046	\$650,427	29-Feb-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: 07 March 2024

Harcourts

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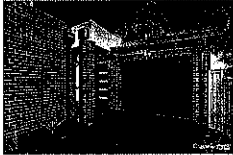
2/113 GLENROY ROAD GLENROY
VIC 3046

Sold Price

\$595,000 Sold Date **02-Dec-23**

 2  2  1

Distance **0.87km**



3/180 HILTON STREET GLENROY
VIC 3046

Sold Price

^{RS} **\$640,000** Sold Date **03-Feb-24**

 2  2  2

Distance **1.39km**



2/8 SALISBURY STREET GLENROY
VIC 3046

Sold Price

^{RS} **\$650,427** Sold Date **29-Feb-24**

 2  2  1

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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