

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

1/21 BECKET STREET SOUTH 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 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

4/96 PLUMPTON AVENUE GLENROY VIC 3046	\$565,000	25-Sep-23
2/145 MELBOURNE AVENUE GLENROY VIC 3046	\$579,000	17-Nov-23
2/113 GLENROY ROAD GLENROY VIC 3046	\$595,000	02-Dec-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: 20 February 2024



**4/96 PLUMPTON AVENUE
GLENROY VIC 3046**

 3  2  1

Sold Price **\$565,000** Sold Date **25-Sep-23**

Distance **1.12km**



**2/145 MELBOURNE AVENUE
GLENROY VIC 3046**

 2  2  1

Sold Price **\$579,000** Sold Date **17-Nov-23**

Distance **0.84km**



**2/113 GLENROY ROAD GLENROY
VIC 3046**

 2  2  1

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

Distance **1.44km**

RS = Recent sale UN = Undisclosed Sale

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