

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

1/28 GLADSTONE PARADE 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

\$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

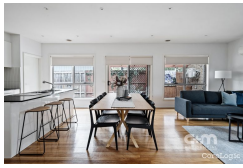
Date of sale

2/3 CHURCHILL STREET GLENROY VIC 3046	\$695,000	23-Jan-24
1/57 COSMOS STREET GLENROY VIC 3046	\$750,000	14-Dec-23
2/33 KENNEDY STREET GLENROY VIC 3046	\$805,000	18-Nov-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: 07 February 2024

**2/3 CHURCHILL STREET GLENROY
VIC 3046**

3 2 1

Sold Price

^{RS} **\$695,000**

Sold Date

23-Jan-24

Distance

0.94km**1/57 COSMOS STREET GLENROY
VIC 3046**

3 2 1

Sold Price

^{RS} **\$750,000**

Sold Date

14-Dec-23

Distance

2.37km**2/33 KENNEDY STREET GLENROY
VIC 3046**

3 2 1

Sold Price

^{RS} **\$805,000**

Sold Date

18-Nov-23

Distance

0.44km**RS** = Recent sale**UN** = Undisclosed Sale

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