

## 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

1/59 PAGET AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$785,000

&

\$835,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$814,500

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2023

to

31 May 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

1/7 DANAE STREET GLENROY VIC 3046	\$790,000	20-Dec-23
2/30 CHAPMAN AVENUE GLENROY VIC 3046	\$790,000	23-May-24
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: 26 June 2024



**1/7 DANAE STREET GLENROY VIC 3046**

Sold Price

**\$790,000**

Sold Date **20-Dec-23**

 3  2  1

Distance **0.35km**



**2/30 CHAPMAN AVENUE GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$790,000**

Sold Date **23-May-24**

 3  2  2

Distance **1.33km**



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

Sold Price

**\$805,000**

Sold Date **18-Nov-23**

 3  2  1

Distance **1.6km**

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

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