

## 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

1/90 EVELL STREET 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

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

Suburb

Glenroy

Period-from

01 Aug 2022

to

31 Jul 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

2/67 VIEW STREET GLENROY VIC 3046	\$690,000	16-Mar-23
2/11 BINDI STREET GLENROY VIC 3046	\$700,000	15-Mar-23
2/30 COSMOS STREET GLENROY VIC 3046	\$770,000	18-Aug-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: 28 August 2023



**2/67 VIEW STREET GLENROY VIC 3046**

 3  2  1

Sold Price

**\$690,000**

Sold Date

**16-Mar-23**

Distance

**1.28km**



**2/11 BINDI STREET GLENROY VIC 3046**

 3  2  1

Sold Price

**\$700,000**

Sold Date

**15-Mar-23**

Distance

**0.77km**



**2/30 COSMOS STREET GLENROY VIC 3046**

 3  2  2

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**18-Aug-23**

Distance

**0.7km**

RS = Recent sale

UN = Undisclosed Sale

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