

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&3/19 ANSELM GROVE 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

\$795,000

&

\$865,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2023

to

31 Mar 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

1/57 WIDFORD STREET GLENROY VIC 3046	\$809,000	26-Nov-23
24A MORLEY STREET GLENROY VIC 3046	\$829,500	24-Feb-24
1/26 GRANDVIEW STREET GLENROY VIC 3046	\$850,000	21-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: 16 April 2024

**1/57 WIDFORD STREET GLENROY
VIC 3046**

4 3 2

Sold Price

\$809,000Sold Date **26-Nov-23**Distance **0.99km****24A MORLEY STREET GLENROY
VIC 3046**

4 3 1

Sold Price

\$829,500Sold Date **24-Feb-24**Distance **2.19km****1/26 GRANDVIEW STREET
GLENROY VIC 3046**

4 2 1

Sold Price

\$850,000Sold Date **21-Aug-23**Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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