

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

2/109 VIEW STREET 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

\$625,000

&

\$685,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

Suburb

Glenroy

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|--------------------------------------|-----------|-----------|
| 4/3-5 HUBERT AVENUE GLENROY VIC 3046 | \$620,000 | 25-Oct-23 |
| 14 CORRIGAN STREET GLENROY VIC 3046 | \$639,000 | 04-Oct-23 |
| 2/112 VIEW STREET GLENROY VIC 3046 | \$735,000 | 06-Oct-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 October 2023

**4/3-5 HUBERT AVENUE GLENROY
VIC 3046**

3 1 1

Sold Price

^{RS} **\$620,000**

Sold Date

25-Oct-23

Distance

1.24km**14 CORRIGAN STREET GLENROY
VIC 3046**

2 1 2

Sold Price

^{RS} **\$639,000**

Sold Date

04-Oct-23

Distance

0.89km**2/112 VIEW STREET GLENROY VIC
3046**

3 2 2

Sold Price

^{RS} **\$735,000**

Sold Date

06-Oct-23

Distance

0.09km**RS** = Recent sale**UN** = Undisclosed Sale

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