

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

2/18 TUDOR 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,250

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2022

to

31 Aug 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

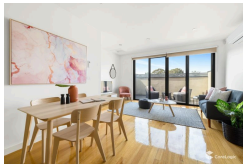
Date of sale

4/7 CLOVELLY AVENUE GLENROY VIC 3046	\$510,000	01-May-23
2/8 MURRELL STREET GLENROY VIC 3046	\$520,000	06-Jul-23
1/5 MURRELL STREET GLENROY VIC 3046	\$540,000	03-Jun-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: 14 September 2023



4/7 CLOVELLY AVENUE GLENROY VIC 3046 Sold Price **\$510,000** Sold Date **01-May-23**

2 2 1

Distance **0.61km**



2/8 MURRELL STREET GLENROY VIC 3046 Sold Price **\$520,000** Sold Date **06-Jul-23**

2 2 1

Distance **0.45km**



1/5 MURRELL STREET GLENROY VIC 3046 Sold Price **\$540,000** Sold Date **03-Jun-23**

2 2 1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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