

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

2/2 GRANDVIEW 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

\$465,000

&

\$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

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

| | | |
|---|-----------|-----------|
| 7/3 GLADSTONE PARADE GLENROY VIC 3046 | \$475,000 | 21-Feb-23 |
| 7/11 GLADSTONE PARADE GLENROY VIC 3046 | \$482,000 | 10-May-22 |
| 8/40-42 CHAPMAN AVENUE GLENROY VIC 3046 | \$485,000 | 16-Jun-22 |

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: 08 August 2023

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**7/3 GLADSTONE PARADE
GLENROY VIC 3046**

2 2 1

Sold Price **\$475,000** Sold Date **21-Feb-23**

Distance **0.05km**



**7/11 GLADSTONE PARADE
GLENROY VIC 3046**

2 2 1

Sold Price **\$482,000** Sold Date **10-May-22**

Distance **0.09km**



**8/40-42 CHAPMAN AVENUE
GLENROY VIC 3046**

2 1 1

Sold Price **\$485,000** Sold Date **16-Jun-22**

Distance **0.27km**

RS = Recent sale UN = Undisclosed Sale

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