

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

2/200 WEST 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

\$695,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 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

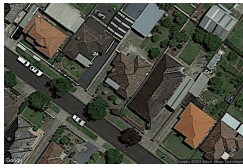
Date of sale

1/90 EVELL STREET GLENROY VIC 3046	\$720,500	11-Nov-23
2/61 MAUDE AVENUE GLENROY VIC 3046	\$722,500	10-Nov-23
3/44 LEONARD AVENUE GLENROY VIC 3046	\$730,000	08-Nov-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: 20 November 2023

**1/90 EVELL STREET GLENROY VIC 3046**

Sold Price

RS

\$720,500

Sold Date

11-Nov-23

3 1 1

Distance

0.42km**2/61 MAUDE AVENUE GLENROY VIC 3046**

Sold Price

RS

\$722,500

Sold Date

10-Nov-23

3 2 1

Distance

0.39km**3/44 LEONARD AVENUE GLENROY VIC 3046**

Sold Price

RS

\$730,000

Sold Date

08-Nov-23

3 2 1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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