

## 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

2/3 CHURCHILL STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$665,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2022

to

30 Nov 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

2/109 VIEW STREET GLENROY VIC 3046	\$685,000	30-Nov-23
2/2 TUDOR STREET GLENROY VIC 3046	\$716,000	16-Dec-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 December 2023

**2/109 VIEW STREET GLENROY VIC 3046** Sold Price<sup>RS</sup> **\$685,000** Sold Date **30-Nov-23**

3 1 2

Distance **0.8km****2/2 TUDOR STREET GLENROY VIC 3046** Sold Price<sup>RS</sup> **\$716,000** Sold Date **16-Dec-23**

3 2 1

Distance **0.63km****3/44 LEONARD AVENUE GLENROY VIC 3046** Sold Price<sup>RS</sup> **\$730,000** Sold Date **08-Nov-23**

3 2 1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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