

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

2/64 BECKET STREET NORTH 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Glenroy

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/7 LEONARD AVENUE GLENROY VIC 3046	\$500,000	19-Dec-23
2/30 VIEW STREET GLENROY VIC 3046	\$530,000	29-Jan-24
4/49 LYTTON STREET GLENROY VIC 3046	\$550,000	06-Feb-24

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: 24 February 2024

**2/7 LEONARD AVENUE GLENROY
VIC 3046**

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Sold Price

\$500,000

Sold Date

19-Dec-23

Distance

1.79km**2/30 VIEW STREET GLENROY VIC
3046**

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Sold Price

^{RS}**\$530,000**

Sold Date

29-Jan-24

Distance

1.85km**4/49 LYTTON STREET GLENROY
VIC 3046**

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Sold Price

^{RS}**\$550,000**

Sold Date

06-Feb-24

Distance

1.36km**RS** = Recent sale**UN** = Undisclosed Sale

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