

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

2/74 CHAPMAN AVENUE 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2023

to

31 May 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

2/19 GRANDVIEW STREET GLENROY VIC 3046	\$720,000	07-Mar-24
2/156 MELBOURNE AVENUE GLENROY VIC 3046	\$660,000	21-Mar-24
2/8 SALISBURY STREET GLENROY VIC 3046	\$650,427	24-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: 26 June 2024



**2/19 GRANDVIEW STREET
GLENROY VIC 3046**

 2  2  1

Sold Price **\$720,000** Sold Date **07-Mar-24**

Distance **0.31km**



**2/156 MELBOURNE AVENUE
GLENROY VIC 3046**

 2  2  1

Sold Price **\$660,000** Sold Date **21-Mar-24**

Distance **0.92km**



**2/8 SALISBURY STREET GLENROY
VIC 3046**

 2  2  1

Sold Price **\$650,427** Sold Date **24-Feb-24**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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