

## 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

2/8 SALISBURY 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

\$605,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2023

to

31 Dec 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

3/31 JUSTIN AVENUE GLENROY VIC 3046	\$620,000	26-Oct-23
2/3 CHURCHILL STREET GLENROY VIC 3046	\$695,000	23-Jan-24
2/57 COSMOS STREET GLENROY VIC 3046	\$705,000	12-Dec-23

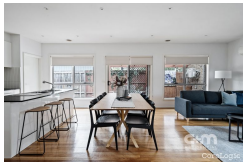
OR

**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: 29 January 2024

**3/31 JUSTIN AVENUE GLENROY  
VIC 3046**

2 2 1

Sold Price **\$620,000** Sold Date **26-Oct-23**Distance **1.24km****2/3 CHURCHILL STREET GLENROY  
VIC 3046**

3 2 1

Sold Price <sup>RS</sup> **\$695,000** Sold Date **23-Jan-24**Distance **0.04km****2/57 COSMOS STREET GLENROY  
VIC 3046**

2 2 1

Sold Price <sup>RS</sup> **\$705,000** Sold Date **12-Dec-23**Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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