

## 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

2/9 KIAMA 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

\$487,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2022

to

30 Jun 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

4/7 CLOVELLY AVENUE GLENROY VIC 3046	\$510,000	19-May-23
3/25 PROSPECT STREET GLENROY VIC 3046	\$580,000	25-Mar-23
2/22 LANGTON STREET GLENROY VIC 3046	\$630,000	15-Feb-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: 04 July 2023

**4/7 CLOVELLY AVENUE GLENROY** Sold Price<sup>RS</sup> **\$510,000** Sold Date **19-May-23**

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Distance **0.88km****3/25 PROSPECT STREET GLENROY** Sold Price**\$580,000** Sold Date **25-Mar-23**

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Distance **0.51km****2/22 LANGTON STREET GLENROY** Sold Price**\$630,000** Sold Date **15-Feb-23**

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Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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