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

26B HARTINGTON STREET 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 \$685,000 & \$735,000	0
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$805,000	Prop	erty type Hou		House	Suburb	Glenroy
Period-from	01 Nov 2022	to	31 Oct 2	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
39 EVERARD STREET GLENROY VIC 3046	\$730,000	18-Nov-23
1/90 EVELL STREET GLENROY VIC 3046	\$720,500	11-Nov-23
1/12 LYTTON STREET GLENROY VIC 3046	\$718,500	21-Oct-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: 23 November 2023





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39 EVERARD STREET GLENROY VIC 3046

⇔2

₾ 1

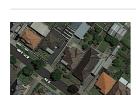
₽ 1

Sold Price

RS \$730,000 Sold Date 18-Nov-23

Distance

1.94km



1/90 EVELL STREET GLENROY VIC Sold Price 3046

■ 3

■ 3

\$ 1

Distance

2.37km



1/12 LYTTON STREET GLENROY VIC 3046

Sold Price

\$718,500 Sold Date 21-Oct-23

■ 3

₾ 1

□ 1

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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