

## 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

3/38 SADIE 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

\$575,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$814,500

Property type

Other

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

2/1 DALEY STREET GLENROY VIC 3046	\$580,000	26-Mar-24
79 WIDFORD STREET GLENROY VIC 3046	\$600,000	17-May-24
36 EVERARD STREET GLENROY VIC 3046	\$610,000	22-May-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: 07 June 2024



**2/1 DALEY STREET GLENROY VIC 3046**

Sold Price **\$580,000** Sold Date **26-Mar-24**

 2  1  1

Distance **0.63km**



**79 WIDFORD STREET GLENROY VIC 3046**

Sold Price <sup>RS</sup> **\$600,000** Sold Date **17-May-24**

 2  2  1

Distance **1.74km**



**36 EVERARD STREET GLENROY VIC 3046**

Sold Price <sup>RS</sup> **\$610,000** Sold Date **22-May-24**

 2  1  1

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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