

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

3/4 ILLAWARRA 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

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

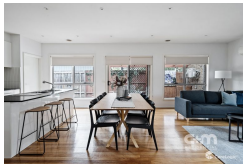
Date of sale

2/3 CHURCHILL STREET GLENROY VIC 3046	\$695,000	23-Jan-24
2/61 MAUDE AVENUE GLENROY VIC 3046	\$722,500	03-Nov-23
1/7 DANAE STREET GLENROY VIC 3046	\$790,000	22-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: 25 January 2024

**2/3 CHURCHILL STREET GLENROY
VIC 3046**

3 2 1

Sold Price

RS

\$695,000

Sold Date

23-Jan-24

Distance

0.84km**2/61 MAUDE AVENUE GLENROY
VIC 3046**

3 2 1

Sold Price

\$722,500

Sold Date

03-Nov-23

Distance

1.76km**1/7 DANAE STREET GLENROY VIC
3046**

3 2 1

Sold Price

RS

\$790,000

Sold Date

22-Dec-23

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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