

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

3/80 PAGET AVENUE 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,000

Property type

House

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

5/170 HILTON STREET GLENROY VIC 3046	\$423,000	01-Feb-23
2/10 HOWARD COURT GLENROY VIC 3046	\$400,000	04-Jul-23
1/34 NEPEAN STREET BROADMEADOWS VIC 3047	\$425,000	23-May-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: 17 July 2023

**5/170 HILTON STREET GLENROY
VIC 3046**2  1  1 

Sold Price

\$423,000

Sold Date

01-Feb-23

Distance

0.08km**2/10 HOWARD COURT GLENROY
VIC 3046**2  1  1 

Sold Price

RS

\$400,000

Sold Date

04-Jul-23

Distance

0.51km**1/34 NEPEAN STREET
BROADMEADOWS VIC 3047**2  1  1 

Sold Price

\$425,000

Sold Date

23-May-23

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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