

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

4/13 STELLA 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2023

to

30 Apr 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
3/22 LANGTON STREET GLENROY VIC 3046	\$585,000	22-Feb-24
4/4 KENNEDY STREET GLENROY VIC 3046	\$615,000	14-Nov-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: 13 May 2024

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

Sold Price

\$580,000

Sold Date

26-Mar-24

2 1 1

Distance

1.11km**3/22 LANGTON STREET GLENROY VIC 3046**

Sold Price

\$585,000

Sold Date

22-Feb-24

2 1 2

Distance

2.13km**4/4 KENNEDY STREET GLENROY VIC 3046**

Sold Price

\$615,000

Sold Date

14-Nov-23

2 1 1

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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