

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

4/15 GLADSTONE PARADE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Glenroy

Period-from

01 Mar 2023

to

29 Feb 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

2/7 LEONARD AVENUE GLENROY VIC 3046	\$500,000	19-Dec-23
2/4 VALENCIA STREET GLENROY VIC 3046	\$540,250	12-Dec-23
4/49 LYTTON STREET GLENROY VIC 3046	\$550,000	26-Jan-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: 04 March 2024

**2/7 LEONARD AVENUE GLENROY
VIC 3046**

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Sold Price

\$500,000

Sold Date

19-Dec-23

Distance

1.37km**2/4 VALENCIA STREET GLENROY
VIC 3046**

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Sold Price

\$540,250

Sold Date

12-Dec-23

Distance

1.94km**4/49 LYTTON STREET GLENROY
VIC 3046**

🛏️ 2 🚿 1 🚗 1

Sold Price

\$550,000

Sold Date

26-Jan-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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