

# 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 Corrigan 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)

Range between \$700,000 & \$750,000

### Median sale price

Median price \$827,000 Property Type House Suburb Glenroy

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 six 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
1	188 Melbourne Av GLENROY 3046	\$752,000	18/05/2024
2	79 Beatty Av GLENROY 3046	\$742,000	28/05/2024
3	51 Bindi St GLENROY 3046	\$715,000	07/05/2024

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 six months.~~

This Statement of Information was prepared on:

12/06/2024 09:41



**Property Type:** House

Agent Comments

## Comparable Properties



**188 Melbourne Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$752,000

**Method:** Sold Before Auction

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 335 sqm approx



**79 Beatty Av GLENROY 3046 (REI)**

Agent Comments



**Price:** \$742,000

**Method:** Sold Before Auction

**Date:** 28/05/2024

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**51 Bindi St GLENROY 3046 (REI)**

Agent Comments



**Price:** \$715,000

**Method:** Private Sale

**Date:** 07/05/2024

**Property Type:** House (Res)

**Land Size:** 664 sqm approx