

## 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

59 BECKET STREET NORTH GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Glenroy

Period-from

01 Jun 2023

to

31 May 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

1/94 DALEY STREET GLENROY VIC 3046	\$667,500	29-Apr-24
2/3 CHURCHILL STREET GLENROY VIC 3046	\$695,000	23-Jan-24
1/21 LANGTON STREET GLENROY VIC 3046	\$710,000	23-Apr-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: 06 June 2024

**1/94 DALEY STREET GLENROY VIC 3046** Sold Price<sup>RS</sup> **\$667,500** Sold Date **29-Apr-24**

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Distance **1.39km****2/3 CHURCHILL STREET GLENROY VIC 3046** Sold Price**\$695,000** Sold Date **23-Jan-24**

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Distance **0.9km****1/21 LANGTON STREET GLENROY VIC 3046** Sold Price<sup>RS</sup> **\$710,000** Sold Date **23-Apr-24**

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Distance **0.45km****RS** = Recent sale**UN** = Undisclosed Sale

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