

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

6/14 SALISBURY 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

\$235,000

&

\$255,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$805,000

Property type

Other

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

17/854 PASCOE VALE ROAD GLENROY VIC 3046	\$210,000	16-Nov-22
4/12 SALISBURY STREET GLENROY VIC 3046	\$249,000	12-Feb-23
5/41 PENGANA AVENUE GLENROY VIC 3046	\$360,000	23-Jul-22

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: 19 July 2023

**17/854 PASCOE VALE ROAD
GLENROY VIC 3046**

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Sold Price

\$210,000

Sold Date

16-Nov-22

Distance

0.36km**4/12 SALISBURY STREET GLENROY
VIC 3046**

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Sold Price

\$249,000

Sold Date

12-Feb-23

Distance

0.02km**5/41 PENGANA AVENUE GLENROY
VIC 3046**

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Sold Price

\$360,000

Sold Date

23-Jul-22

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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