

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

6/6 LYTTON 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

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

6/8 LYTTON STREET GLENROY VIC 3046	\$530,000	12-Mar-24
10/85 CHAPMAN AVENUE GLENROY VIC 3046	\$502,000	06-Apr-24
2/84 ISLA AVENUE GLENROY VIC 3046	\$495,000	16-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: 26 June 2024

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**6/8 LYTTON STREET GLENROY
VIC 3046**

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Sold Price **\$530,000** Sold Date **12-Mar-24**Distance **0.03km****10/85 CHAPMAN AVENUE
GLENROY VIC 3046**

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Sold Price **\$502,000** Sold Date **06-Apr-24**Distance **0.31km****2/84 ISLA AVENUE GLENROY VIC
3046**

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Sold Price ^{RS} **\$495,000** Sold Date **16-Jan-24**Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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