

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/178 GLENROY ROAD 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,500

Property type

Unit

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 five kilometres of the property for sale in the last 18 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

3/135-137 CARDINAL ROAD GLENROY VIC 3046	\$490,000	31-Jan-24
2/7 LEONARD AVENUE GLENROY VIC 3046	\$500,000	19-Dec-23
3/48 BEATTY AVENUE GLENROY VIC 3046	\$515,000	07-Sep-23

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 March 2024

**3/135-137 CARDINAL ROAD
GLENROY VIC 3046**

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Sold Price

RS

\$490,000

Sold Date

31-Jan-24

Distance

1.08km**2/7 LEONARD AVENUE GLENROY
VIC 3046**

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Sold Price

\$500,000

Sold Date

19-Dec-23

Distance

0.8km**3/48 BEATTY AVENUE GLENROY
VIC 3046**

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Sold Price

\$515,000

Sold Date

07-Sep-23

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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