

## 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

84 VIEW 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$725,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2023

to

31 Mar 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

1/54-56 ISLA AVENUE GLENROY VIC 3046	\$680,000	23-Feb-24
1/90 EVELL STREET GLENROY VIC 3046	\$720,500	11-Nov-23
1/49 VALENCIA STREET GLENROY VIC 3046	\$725,000	08-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: 30 April 2024



**1/54-56 ISLA AVENUE GLENROY VIC 3046**

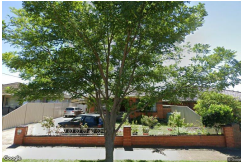
 3  1  1

Sold Price

**\$680,000**

Sold Date **23-Feb-24**

Distance **0.67km**



**1/90 EVELL STREET GLENROY VIC 3046**

 3  1  1

Sold Price

**\$720,500**

Sold Date **11-Nov-23**

Distance **1.4km**



**1/49 VALENCIA STREET GLENROY VIC 3046**

 3  1  2

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date **08-Apr-24**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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