

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 89 Beatty Avenue, Glenroy, VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$600,000

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\$650,000

Median sale price

Median price

\$750,000

Property Type

House

Suburb

Glenroy (3046)

Period - From

01/01/2023

to

31/12/2023

Source

www.realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
80 BEATTY AVENUE, GLENROY VIC 3046	\$715,000	01/08/2024
166 DALEY STREET, GLENROY VIC 3046	\$660,000	23/11/2023
181 DALEY STREET, GLENROY VIC 3046	\$635,000	16/12/2024

This Statement of Information was prepared on: 17/01/2024