

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

3/200 West 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

\$497,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Other

Suburb

Glenroy

Period-from

01 Apr 2019

to

31 Mar 2020

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

3/79 Glen Street Glenroy VIC 3046	\$575,000	25-Feb-20
3/28 Prospect Street Glenroy VIC 3046	\$551,000	21-Mar-20
1/97 Plumpton Avenue Glenroy VIC 3046	\$550,000	15-Apr-20

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 2020



3/79 Glen Street Glenroy VIC 3046 Sold Price **\$575,000** Sold Date **25-Feb-20**

 2  2  1

Distance **1.16km**



3/28 Prospect Street Glenroy VIC 3046 Sold Price **\$551,000** Sold Date **21-Mar-20**

 2  1  1

Distance **2.61km**



1/97 Plumpton Avenue Glenroy VIC 3046 Sold Price **\$550,000** Sold Date **15-Apr-20**

 2  1  1

Distance **1.74km**

RS = Recent sale UN = Undisclosed Sale

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