

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 32 Granville Street, Glenroy, VIC 3046

Indicative selling price

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

Price Range

\$900,000

&

\$990,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Glenroy (3046)

Period - From

30/03/2020

to

30/03/2021

Source

Realestate

Comparable property sales

A

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
16 CHURCHILL STREET, GLENROY VIC 3046	\$830,000	27/03/2021
15 ISLA AVENUE, GLENROY VIC 3046	\$865,000	11/03/2021
24 LYTTON STREET, GLENROY VIC 3046	\$930,000	27/02/2021

This Statement of Information was prepared on: 13/04/2021