

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

3/20 GRANDVIEW 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

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2024

to

30 Apr 2025

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

3/14 HAROLD STREET GLENROY VIC 3046	\$600,000	21-Feb-25
1/67 HUBERT AVENUE GLENROY VIC 3046	\$635,000	02-May-25
26A HARTINGTON STREET GLENROY VIC 3046	\$638,000	12-Mar-25

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.~~

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marco sansoe
P 93002344
M 0406072953
E msansoe@barryplant.com.au



3/14 HAROLD STREET GLENROY
VIC 3046

 2  1  1

Sold Price

^{RS} 600000

Sold Date 21-Feb-25

Distance 1.13km



1/67 HUBERT AVENUE GLENROY
VIC 3046

 2  1  1

Sold Price

^{RS} 635000

Sold Date 02-May-25

Distance 1.87km



26A HARTINGTON STREET
GLENROY VIC 3046

 2  1  1

Sold Price

638000

Sold Date 12-Mar-25

Distance 0.85km

RS = Recent sale UN = Undisclosed Sale

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