

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

36 MAUDE AVENUE 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

\$885,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

House

Suburb

Glenroy

Period-from

01 Sep 2021

to

31 Aug 2022

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

59 MORELL STREET GLENROY VIC 3046	\$900,000	16-May-22
34 MAUDE AVENUE GLENROY VIC 3046	\$970,000	24-Aug-22
106 CARDINAL ROAD GLENROY VIC 3046	\$975,390	04-Jun-22

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: 29 September 2022



59 MORELL STREET GLENROY VIC 3046

Sold Price

\$900,000

Sold Date

16-May-22

 3

 1

 2

Distance

0.96km



34 MAUDE AVENUE GLENROY VIC 3046

Sold Price

^{RS} **\$970,000**

Sold Date

24-Aug-22

 3

 2

 4

Distance

0.02km



106 CARDINAL ROAD GLENROY VIC 3046

Sold Price

\$975,390

Sold Date

04-Jun-22

 3

 1

 4

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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