

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

2/127 Augustine Terrace 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

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

2/1 Tudor Street Glenroy VIC 3046	\$662,500	26-Feb-20
2/74 Melbourne Avenue Glenroy VIC 3046	\$632,500	19-Oct-19
1/29 Hubert Avenue Glenroy VIC 3046	\$566,000	14-Dec-19

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: 02 April 2020



2/1 Tudor Street Glenroy VIC 3046 Sold Price **\$662,500** Sold Date **26-Feb-20**

 3  2  1

Distance **1.75km**



2/74 Melbourne Avenue Glenroy VIC 3046 Sold Price **\$632,500** Sold Date **19-Oct-19**

 3  1  2

Distance **2.08km**



1/29 Hubert Avenue Glenroy VIC 3046 Sold Price **\$566,000** Sold Date **14-Dec-19**

 3  1  1

Distance **2.16km**

RS = Recent sale UN = Undisclosed Sale

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