

## 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

2C Bindi Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,366

Property type

Unit

Suburb

Glenroy

Period-from

01 Aug 2020

to

31 Jul 2021

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

2/54 Maude Avenue Glenroy VIC 3046	\$610,000	03-Jul-21
211A Hilton Street Glenroy VIC 3046	\$535,000	21-Jul-21
1/137 View Street Glenroy VIC 3046	\$530,000	23-May-21

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 August 2021



**2/54 Maude Avenue Glenroy VIC 3046**

 2  2  1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**03-Jul-21**

Distance

**0.65km**



**211A Hilton Street Glenroy VIC 3046**

 2  2  2

Sold Price

<sup>RS</sup> **\$535,000**

Sold Date

**21-Jul-21**

Distance

**1.67km**



**1/137 View Street Glenroy VIC 3046**

 2  1  1

Sold Price

**\$530,000**

Sold Date

**23-May-21**

Distance

**1.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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