

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

2/47 SADIE 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2022

to

31 Aug 2023

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

7/83-85 ISLA AVENUE GLENROY VIC 3046	\$470,000	05-Apr-23
6/83-85 ISLA AVENUE GLENROY VIC 3046	\$505,000	22-Aug-23
6/3-5 HUBERT AVENUE GLENROY VIC 3046	\$510,000	26-Apr-23

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: 21 September 2023

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**7/83-85 ISLA AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

\$470,000

Sold Date **05-Apr-23**

Distance **1.03km**



**6/83-85 ISLA AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$505,000**

Sold Date **22-Aug-23**

Distance **1.04km**



**6/3-5 HUBERT AVENUE GLENROY
VIC 3046**

 2  2  1

Sold Price

\$510,000

Sold Date **26-Apr-23**

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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