

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

2/70 BELAIR 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

or range
between

\$695,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2021

to

31 Mar 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

5/31 GLADSTONE PARADE GLENROY VIC 3046	\$729,000	20-Dec-21
2/14 NEWTON STREET GLENROY VIC 3046	\$677,400	09-Apr-22
3/37 VALENCIA STREET GLENROY VIC 3046	\$650,000	04-Feb-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: 20 April 2022



**5/31 GLADSTONE PARADE
GLENROY VIC 3046**

 2  1  1

Sold Price **\$729,000** Sold Date **20-Dec-21**

Distance -



**2/14 NEWTON STREET GLENROY
VIC 3046**

 2  2  1

Sold Price ^{RS} **\$677,400** Sold Date **09-Apr-22**

Distance **2.41km**



**3/37 VALENCIA STREET GLENROY
VIC 3046**

 2  1  1

Sold Price **\$650,000** Sold Date **04-Feb-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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