

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

4/33 CLOVELLY 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2022

to

30 Jun 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

2/94 PLUMPTON AVENUE GLENROY VIC 3046	\$370,000	01-Jul-23
4/56 GOLF LINKS ROAD GLENROY VIC 3046	\$375,000	15-Apr-23
12/14 PASCOE STREET PASCOE VALE VIC 3044	\$395,000	21-Feb-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: 05 July 2023

Tom Donnelley

M 0468437258

E Tom.Donnelley@woodards.com.au



**2/94 PLUMPTON AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price

^{RS}

\$370,000

Sold Date

01-Jul-23

Distance

1.06km



**4/56 GOLF LINKS ROAD GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS}

\$375,000

Sold Date

15-Apr-23

Distance

1.19km



**12/14 PASCOE STREET PASCOE
VALE VIC 3044**

 2  1  1

Sold Price

\$395,000

Sold Date

21-Feb-23

Distance

2.4km

RS = Recent sale

UN = Undisclosed Sale

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