

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

4/84 ISLA 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

\$479,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2022

to

30 Nov 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

2/113 MORELL STREET GLENROY VIC 3046	\$550,000	31-Aug-23
3/19 MAUDE AVENUE GLENROY VIC 3046	\$579,000	21-Oct-23
1/26 DALEY STREET GLENROY VIC 3046	\$583,000	14-Sep-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: 16 December 2023



**2/113 MORELL STREET GLENROY
VIC 3046**

 2  2  1

Sold Price

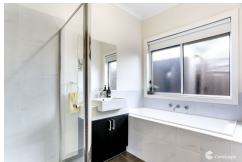
^{RS} **\$550,000**

Sold Date

31-Aug-23

Distance

0.71km



**3/19 MAUDE AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$579,000**

Sold Date

21-Oct-23

Distance

0.67km



**1/26 DALEY STREET GLENROY VIC
3046**

 2  1  1

Sold Price

\$583,000

Sold Date

14-Sep-23

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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