

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

1/91 Gowrie 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

\$505,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

Suburb

Glenroy

Period-from

01 Oct 2018

to

30 Sep 2019

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 Glenroy Road Glenroy VIC 3046	\$525,000	23-Jun-19
1/24 Cromwell Street Glenroy VIC 3046	\$588,250	24-Sep-19
2/13 Maude Avenue Glenroy VIC 3046	\$557,000	01-May-19

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: 13 October 2019



2/113 Glenroy Road Glenroy VIC 3046

 2  2  1

Sold Price

\$525,000

Sold Date

23-Jun-19

Distance

1.62km

1/24 Cromwell Street Glenroy VIC 3046

 2  2  1

Sold Price

^{RS} **\$588,250**

Sold Date

24-Sep-19

Distance

1.7km



2/13 Maude Avenue Glenroy VIC 3046

 2  2  1

Sold Price

\$557,000

Sold Date

01-May-19

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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