

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

4/77-79 Bindi 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,750

Property type

Other

Suburb

Glenroy

Period-from

01 Aug 2020

to

31 Jul 2021

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

3/70 Hubert Avenue Glenroy VIC 3046	\$590,000	18-Jun-21
1/29 Gladstone Parade Glenroy VIC 3046	\$551,000	16-Jul-21
2/26 Heather Court Glenroy VIC 3046	\$515,000	15-Jul-21

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: 04 August 2021



3/70 Hubert Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$590,000**

Sold Date

18-Jun-21

 3  2  2

Distance

0.67km



1/29 Gladstone Parade Glenroy VIC 3046

Sold Price

^{RS} **\$551,000**

Sold Date

16-Jul-21

 2  1  1

Distance

2.06km



2/26 Heather Court Glenroy VIC 3046

Sold Price

^{RS} **\$515,000**

Sold Date

15-Jul-21

 2  1  1

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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