

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

4/39 Finchley 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2020

to

30 Apr 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

1/27 Clovelly Avenue Glenroy VIC 3046	\$499,000	27-Mar-21
5/22 Grandview Street Glenroy VIC 3046	\$482,500	22-May-21
2/105 Glenroy Road Glenroy VIC 3046	\$510,000	14-Apr-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: 26 May 2021



1/27 Clovelly Avenue Glenroy VIC 3046

Sold Price

\$499,000

Sold Date

27-Mar-21

 2

 1

 1

Distance

0.31km



5/22 Grandview Street Glenroy VIC 3046

Sold Price

^{RS} **\$482,500**

Sold Date

22-May-21

 2

 1

 1

Distance

0.56km



2/105 Glenroy Road Glenroy VIC 3046

Sold Price

\$510,000

Sold Date

14-Apr-21

 2

 1

 1

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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