

## 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

3/48 BEATTY AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$535,000

### 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

2/45 ISLA AVENUE GLENROY VIC 3046	\$505,000	18-Feb-23
1/7 LEONARD AVENUE GLENROY VIC 3046	\$515,000	01-Apr-23
4/42 HAROLD STREET GLENROY VIC 3046	\$520,000	19-Feb-22

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: 03 July 2023

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**2/45 ISLA AVENUE GLENROY VIC 3046**

Sold Price

**\$505,000**

Sold Date

**18-Feb-23**

2

2

1

Distance

**0.43km**



**1/7 LEONARD AVENUE GLENROY VIC 3046**

Sold Price

**\$515,000**

Sold Date

**01-Apr-23**

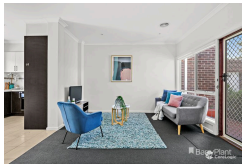
2

2

2

Distance

**0.47km**



**4/42 HAROLD STREET GLENROY VIC 3046**

Sold Price

**\$520,000**

Sold Date

**19-Feb-22**

2

1

1

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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