

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

2/6 Maude 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

\$575,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$516,375

Property type

Unit

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

| | | |
|--|-----------|-----------|
| 2/55 Hilda Street Glenroy VIC 3046 | \$618,800 | 15-Aug-19 |
| 2/74 Melbourne Avenue Glenroy VIC 3046 | \$632,500 | 19-Oct-19 |
| 3/21 Tudor Street Glenroy VIC 3046 | \$650,000 | 07-Sep-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: 21 October 2019

2/55 Hilda Street Glenroy VIC 3046 Sold Price **\$618,800** Sold Date **15-Aug-19**

 3  2  1

Distance **0.94km**



2/74 Melbourne Avenue Glenroy VIC 3046 Sold Price **\$632,500** Sold Date **19-Oct-19**

 3  1  2

Distance **0.45km**



3/21 Tudor Street Glenroy VIC 3046 Sold Price **\$650,000** Sold Date **07-Sep-19**

 3  2  1

Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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