

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

44 Pengana 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

\$597,000

&

\$655,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2020

to

30 Jun 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

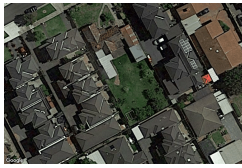
Date of sale

3/21 Prospect Street Glenroy VIC 3046	\$672,500	-
2/143 Melbourne Avenue Glenroy VIC 3046	\$640,000	06-May-21
1/4 Isla Avenue Glenroy VIC 3046	\$573,000	23-Jun-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: 21 July 2021



3/21 Prospect Street Glenroy VIC 3046

Sold Price

\$672,500

Sold Date

-



-



-



-

Distance

0.75km



2/143 Melbourne Avenue Glenroy VIC 3046

Sold Price

\$640,000

Sold Date

06-May-21



2



1



2

Distance

1.67km



1/4 Isla Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$573,000**

Sold Date

23-Jun-21



2



1



1

Distance

2.4km

RS = Recent sale

UN = Undisclosed Sale

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