

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 NENE 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

House

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

192 HILTON STREET GLENROY VIC 3046	\$930,000	30-Oct-21
32 GRANVILLE STREET GLENROY VIC 3046	\$880,000	18-Jun-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 04 November 2021

PLEASE SHOW YOUR PROOF OF VACCINATION



In accordance with COVID-19 directions, please show your proof of vaccination when entering the office for inspection. Alternatively, Private Inspections are available. Please do not enter the property if you: 1. Are feeling unwell or displaying flu like symptoms 2. Are under instruction to self-isolate or have come into contact with someone who is self-isolating.

Thank you for your cooperation and understanding. Stockdale & Leggo

192 HILTON STREET GLENROY VIC 3046

Sold Price

^{RS} **\$930,000**

Sold Date

30-Oct-21



4



2



4

Distance

1.14km



32 GRANVILLE STREET GLENROY VIC 3046

Sold Price

\$880,000

Sold Date

18-Jun-21



3



2



2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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