

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

2/55 Melbourne 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

\$595,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2020

to

30 Sep 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

2/167 View Street Glenroy VIC 3046	\$673,000	27-Sep-21
3/30 Justin Avenue Glenroy VIC 3046	\$640,000	22-Oct-21
2/72 Widford Street Glenroy VIC 3046	\$620,000	27-Sep-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 October 2021



2/167 View Street Glenroy VIC 3046

 3  2  1

Sold Price ^{RS} **\$673,000** ^{UN} Sold Date **27-Sep-21**

Distance **1.56km**



3/30 Justin Avenue Glenroy VIC 3046

 3  2  1

Sold Price ^{RS} **\$640,000** Sold Date **22-Oct-21**

Distance **0.2km**



2/72 Widford Street Glenroy VIC 3046

 3  2  1

Sold Price ^{RS} **\$620,000** Sold Date **27-Sep-21**

Distance **0.92km**

RS = Recent sale **UN** = Undisclosed Sale

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