

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

1/133 Glenroy Road 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

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2020

to

31 Mar 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

3/11 Widford Street Glenroy VIC 3046	-	28-Jan-21
61B Wheatsheaf Road Glenroy VIC 3046	\$580,000	27-Jun-20
1/97 Plumpton Avenue Glenroy VIC 3046	\$550,000	15-Apr-20

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: 23 April 2021



3/11 Widford Street Glenroy VIC 3046

2 1 1

Sold Price

^{RS} - Sold Date **28-Jan-21**

Distance **0.28km**



61B Wheatsheaf Road Glenroy VIC 3046

2 1 1

Sold Price

\$580,000 Sold Date **27-Jun-20**

Distance **0.32km**



1/97 Plumpton Avenue Glenroy VIC 3046

2 1 1

Sold Price

\$550,000 Sold Date **15-Apr-20**

Distance **0.35km**



3/17 Justin Avenue Glenroy VIC 3046

2 2 1

Sold Price

\$591,000 Sold Date **26-Nov-20**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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