

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 Ila Street 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

\$1,425,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

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 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

7 Wheatsheaf Road Glenroy VIC 3046	\$1,700,000	08-Oct-21
10 Milton Street Glenroy VIC 3046	\$1,435,000	21-Oct-21
22 Ridgeway Avenue Glenroy VIC 3046	\$1,240,000	23-Oct-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: 25 November 2021



7 Wheatsheaf Road Glenroy VIC 3046

 4  3  2

Sold Price ^{RS} **\$1,700,000** Sold Date **08-Oct-21**

Distance **0.98km**



10 Milton Street Glenroy VIC 3046

 4  2  4

Sold Price ^{RS} **\$1,435,000** Sold Date **21-Oct-21**

Distance **1.39km**



22 Ridgeway Avenue Glenroy VIC 3046

 4  2  2

Sold Price ^{RS} **\$1,240,000** Sold Date **23-Oct-21**

Distance **2.88km**

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

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