

## 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

3/29 Melbourne Avenue Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$605,000

or range  
between

&

### 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

2/40 Glenroy Road Glenroy VIC 3046	\$610,000	01-Sep-21
2/66 Melbourne Avenue Glenroy VIC 3046	\$654,000	24-Jul-21
2/54 Maude Avenue Glenroy VIC 3046	\$610,000	17-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: 16 October 2021



**2/40 Glenroy Road Glenroy VIC 3046**

2 1 1

Sold Price

<sup>RS</sup> **\$610,000**

Sold Date

**01-Sep-21**

Distance

**0.21km**



**2/66 Melbourne Avenue Glenroy VIC 3046**

2 1 1

Sold Price

**\$654,000**

Sold Date

**24-Jul-21**

Distance

**0.33km**



**2/54 Maude Avenue Glenroy VIC 3046**

2 2 1

Sold Price

**\$610,000**

Sold Date

**17-Jun-21**

Distance

**0.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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