

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

2/40 Maude 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

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

3/85 Hubert Avenue Glenroy VIC 3046	\$580,500	30-Sep-21
3/28 View Street Glenroy VIC 3046	\$521,000	13-Oct-21
3/17 Hilda Street Glenroy VIC 3046	\$502,500	22-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: 02 November 2021



3/85 Hubert Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$580,500**

Sold Date

30-Sep-21

 2  1  1

Distance

0.48km



3/28 View Street Glenroy VIC 3046

Sold Price

^{RS} **\$521,000**

Sold Date

13-Oct-21

 2  1  1

Distance

0.73km



3/17 Hilda Street Glenroy VIC 3046

Sold Price

^{RS} **\$502,500**

Sold Date

22-Oct-21

 2  1  1

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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