

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

109 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

\$835,000

&

\$905,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

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

95 Valley Crescent Glenroy VIC 3046	\$960,000	14-Oct-21
13 Glen Street Glenroy VIC 3046	\$930,000	05-Oct-21
20 Justin Avenue Glenroy VIC 3046	\$900,000	29-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.~~

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95 Valley Crescent Glenroy VIC 3046

3 2 1

Sold Price

^{RS} **\$960,000**

Sold Date

14-Oct-21

Distance

1.91km



13 Glen Street Glenroy VIC 3046

3 2 1

Sold Price

^{RS} **\$930,000**

Sold Date

05-Oct-21

Distance

0.46km



20 Justin Avenue Glenroy VIC 3046

2 2 2

Sold Price

^{RS} **\$900,000**

Sold Date

29-Sep-21

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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