

## 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

11/3 Moss Court 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

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2020

to

30 Jun 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

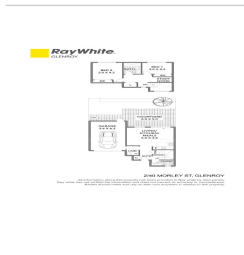











Date of sale

2/40 Morley Street Glenroy VIC 3046	\$451,000	08-Apr-21
8/900 Pascoe Vale Road Glenroy VIC 3046	\$425,000	29-May-21
3/29 Trevannion Street Glenroy VIC 3046	\$452,500	20-Apr-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: 13 July 2021

	<b>2/40 Morley Street Glenroy VIC 3046</b>  2  1  1	Sold Price	<b>\$451,000</b>	Sold Date	<b>08-Apr-21</b>  Distance <b>1.24km</b>
	<b>8/900 Pascoe Vale Road Glenroy VIC 3046</b>  2  1  2	Sold Price	<sup>RS</sup> <b>\$425,000</b>	Sold Date	<b>29-May-21</b>  Distance <b>0.73km</b>
	<b>3/29 Trevannion Street Glenroy VIC 3046</b>  2  1  1	Sold Price	<b>\$452,500</b>	Sold Date	<b>20-Apr-21</b>  Distance <b>0.5km</b>

RS = Recent sale      UN = Undisclosed Sale

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