

## 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

2/61 Maude 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

\$765,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/24 Maude Avenue Glenroy VIC 3046	\$780,000	08-Nov-21
1/126 Cardinal Road Glenroy VIC 3046	\$730,000	22-Oct-21
2/61 Isla Avenue Glenroy VIC 3046	\$710,000	03-Feb-22

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: 03 March 2022


**2/24 Maude Avenue Glenroy VIC 3046**
 3  2  2

Sold Price

**\$780,000**

Sold Date

**08-Nov-21**

Distance

**0.33km**

**1/126 Cardinal Road Glenroy VIC 3046**
 3  2  2

Sold Price

**\$730,000**

Sold Date

**22-Oct-21**

Distance

**0.48km**

**2/61 Isla Avenue Glenroy VIC 3046**
 3  2  2

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**03-Feb-22**

Distance

**0.3km**

RS = Recent sale

UN = Undisclosed Sale

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