

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

5/96 Plumpton 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

\$545,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 2020

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

5/103 Plumpton Avenue Glenroy VIC 3046	\$525,000	09-Nov-19
6/56 Acacia Street Glenroy VIC 3046	\$530,000	16-Oct-19
1/15 Cromwell Street Glenroy VIC 3046	\$655,000	30-Nov-19

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: 11 February 2020



5/103 Plumpton Avenue Glenroy VIC 3046

 3  2  2

Sold Price **\$525,000** Sold Date **09-Nov-19**

Distance **0.15km**



6/56 Acacia Street Glenroy VIC 3046

 3  2  2

Sold Price **\$530,000** Sold Date **16-Oct-19**

Distance **0.08km**



1/15 Cromwell Street Glenroy VIC 3046

 3  2  1

Sold Price **\$655,000** Sold Date **30-Nov-19**

Distance **0.5km**

RS = Recent sale **UN** = Undisclosed Sale

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