

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

3/11 Gladstone Parade 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2018

to

31 Aug 2019

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

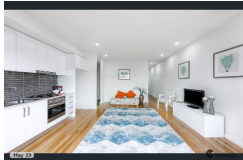
1/11 Gladstone Parade Glenroy VIC 3046	\$490,000	28-Jun-19
5/2 Grandview Street Glenroy VIC 3046	\$482,000	11-Mar-19
2/13 Grandview Street Glenroy VIC 3046	\$475,000	19-Oct-18

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: 16 September 2019

1/11 Gladstone Parade Glenroy VIC 3046	Sold Price	\$490,000	Sold Date	28-Jun-19
 2  1  1			Distance	0.02km



5/2 Grandview Street Glenroy VIC 3046	Sold Price	\$482,000	Sold Date	11-Mar-19
 3  2  1			Distance	0.1km



2/13 Grandview Street Glenroy VIC 3046	Sold Price	\$475,000	Sold Date	19-Oct-18
 2  1  1			Distance	0.14km

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

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