

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

3/38 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

\$695,000

&

or range
between

\$

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

2/122 Loongana Avenue Glenroy VIC 3046	\$750,000	02-Jun-21
3/36 Isla Avenue Glenroy VIC 3046	\$705,000	10-Jul-21
67 Justin Avenue Glenroy VIC 3046	\$670,000	02-Jul-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: 16 July 2021



2/122 Loongana Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$750,000**

Sold Date

02-Jun-21

 3  2  2

Distance

0.32km



3/36 Isla Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$705,000**

Sold Date

10-Jul-21

 3  2  2

Distance

2km



67 Justin Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$670,000**

Sold Date

02-Jul-21

 3  2  2

Distance

2.25km

RS = Recent sale

UN = Undisclosed Sale

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