

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

2/21 BOURCHIER STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2021

to

31 Oct 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

4/21 STANLEY STREET GLENROY VIC 3046	\$492,500	29-Oct-22
2/21 STANLEY STREET GLENROY VIC 3046	\$515,000	22-Oct-22
2/67 HUBERT AVENUE GLENROY VIC 3046	\$546,000	29-Oct-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: 02 November 2022



**4/21 STANLEY STREET GLENROY
VIC 3046**

 2  1  2

Sold Price

^{RS} **\$492,500**

Sold Date **29-Oct-22**

Distance **2.39km**



**2/21 STANLEY STREET GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$515,000**

Sold Date **22-Oct-22**

Distance **2.39km**



**2/67 HUBERT AVENUE GLENROY
VIC 3046**

 2  1  1

Sold Price

^{RS} **\$546,000**

Sold Date **29-Oct-22**

Distance **0.42km**

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

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