

## 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

1/66 Melbourne 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

or range  
between

\$735,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,500

Property type

House

Suburb

Glenroy

Period-from

01 May 2020

to

30 Apr 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

1/87 Tarana Avenue Glenroy VIC 3046	\$759,000	30-Apr-21
23 Palana Street Glenroy VIC 3046	\$700,000	08-May-21
1/9 Electric Avenue Glenroy VIC 3046	\$665,000	06-May-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: 20 May 2021



**1/87 Tarana Avenue Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$759,000**

Sold Date

**30-Apr-21**

 3

 2

 2

Distance

**2.48km**



**23 Palana Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**08-May-21**

 3

 2

 2

Distance

**2.37km**



**1/9 Electric Avenue Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$665,000**

Sold Date

**06-May-21**

 2

 1

 1

Distance

**1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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