

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

2/16 ISLA 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

\$685,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Other

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 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

3/47 LEONARD AVENUE GLENROY VIC 3046	\$715,000	11-Feb-22
2/61 ISLA AVENUE GLENROY VIC 3046	\$710,000	03-Feb-22
3/23 CROMWELL STREET GLENROY VIC 3046	\$715,000	16-Nov-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: 09 March 2022



3/47 LEONARD AVENUE GLENROY VIC 3046

3 2 2

^{RS} **\$715,000** Sold Date **11-Feb-22**

Distance **0.4km**

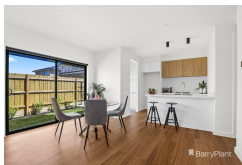


2/61 ISLA AVENUE GLENROY VIC 3046

3 2 2

^{RS} **\$710,000** Sold Date **03-Feb-22**

Distance **0.48km**



3/23 CROMWELL STREET GLENROY VIC 3046

3 2 1

Sold Price **\$715,000** Sold Date **16-Nov-21**

Distance **0.91km**

RS = Recent sale

UN = Undisclosed Sale

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