

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

3/106 Bindi 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

\$490,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/8 Murrell Street Glenroy VIC 3046	\$490,055	16-Jan-20
2/4 Glenroy Road Glenroy VIC 3046	\$487,000	02-Dec-19
2/8 Illawarra Street Glenroy VIC 3046	\$495,000	14-Nov-19

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: 03 March 2020



2/8 Murrell Street Glenroy VIC 3046

2 2 1

Sold Price

RS

\$490,055

Sold Date

16-Jan-20

Distance

1.22km



2/4 Glenroy Road Glenroy VIC 3046

2 2 1

Sold Price

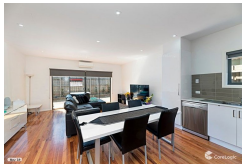
\$487,000

Sold Date

02-Dec-19

Distance

1.61km



2/8 Illawarra Street Glenroy VIC 3046

2 2 1

Sold Price

\$495,000

Sold Date

14-Nov-19

Distance

1.86km

RS = Recent sale

UN = Undisclosed Sale

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