# 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

1/4 Apsley 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	\$470,000	&	\$520,000			
Median sale price							

(\*Delete house or unit as applicable)

Median Price	\$560,000	Prop	erty type		Unit	Suburb	Glenroy
Period-from	01 Nov 2019	to	31 Oct 2	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
21B Justin Avenue Glenroy VIC 3046	\$485,000	19-Jun-19
5/43 Justin Avenue Glenroy VIC 3046	\$500,000	20-Nov-19
4/125 West Street Hadfield VIC 3046	\$507,500	14-Apr-20

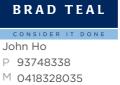
OR

**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: 13 November 2020



consumer.vic.gov.au



E jho@bradteal.com.au



ŕ	21B Justin Avenue Glenroy VIC 3046			Sold Price	\$485,000	Sold Date	19-Jun-19
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1	5/43 Justin Avenue Glenroy VIC 3046			Sold Price	\$500,000	Sold Date	20-Nov-19
	<b>E</b> 2	1	rightarrow 1			Distance	0.82km



H L MAR AND	4/125 West Street Hadfield VIC 3046	Sold Price	\$507,500 Sold Date 14-Apr-20
11 A MANAGER	🚍 2 🕒 1 🞧 1		Distance 1.02km
	4/135 Northumberland Road Pascoe Vale VIC 3044	Sold Price	<b>\$490,000</b> Sold Date <b>27-Jun-20</b>

**□**2 ►1 ⇔1

\$490,000	Sold Date	27-Jun-20
	Distance	1.2km



5	4/19 Bristol Road Pascoe Vale VIC 3044			Sold Price	\$475,000	Sold Date	13-Sep-19
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#### RS = Recent sale UN = Undisclosed Sale

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