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	1/77-79 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~~		or range between	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$585,000	Property type	Unit	Suburb	Glenroy
Period-from	01 Apr 2024	to	31 Mar 2025	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
2/19 GLENROY ROAD GLENROY VIC 3046	$745,000	20-Feb-25
3/70 BELAIR AVENUE GLENROY VIC 3046	$737,500	22-Nov-24
3/70 GLENROY ROAD GLENROY VIC 3046	$720,000	27-Mar-25

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: 22 April 2025

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2/19 GLENROY ROAD GLENROY VIC 3046

3 2 1

Sold Price **$745,000** Sold Date **20-Feb-25**

Distance **1.48km**

3/70 BELAIR AVENUE GLENROY VIC 3046

3 2 1

Sold Price **$737,500** Sold Date **22-Nov-24**

Distance **1.88km**

3/70 GLENROY ROAD GLENROY VIC 3046

3 2 1

Sold Price RS **$720,000** Sold Date **27-Mar-25**

Distance **1.21km**

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

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