

## 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

1/58 Bindi Street Glenroy 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

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$529,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2019

to

31 Jan 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

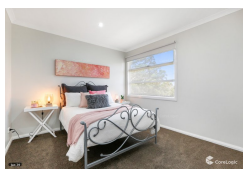
Date of sale

1/86 Hubert Avenue Glenroy VIC 3046	\$600,200	31-Jan-20
1/70 Hubert Avenue Glenroy VIC 3046	\$600,000	28-Nov-19
1/15 Cromwell Street Glenroy VIC 3046	\$655,000	30-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: 18 February 2020



**1/86 Hubert Avenue Glenroy VIC 3046**

 3  2  2

Sold Price

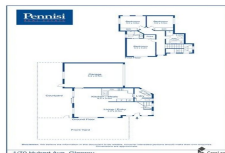
<sup>RS</sup> **\$600,200**

Sold Date

**31-Jan-20**

Distance

**0.48km**



**1/70 Hubert Avenue Glenroy VIC 3046**

 3  2  2

Sold Price

**\$600,000**

Sold Date

**28-Nov-19**

Distance

**0.57km**



**1/15 Cromwell Street Glenroy VIC 3046**

 3  2  1

Sold Price

**\$655,000**

Sold Date

**30-Nov-19**

Distance

**1.06km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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