

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/74 BELAIR 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4/39 BELAIR AVENUE GLENROY VIC 3046	\$600,000	13-Jul-24
2/352 WATERLOO ROAD GLENROY VIC 3046	\$650,000	15-Nov-24
1/58 AUGUSTINE TERRACE GLENROY VIC 3046	\$650,000	23-Sep-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 10 December 2024



**4/39 BELAIR AVENUE GLENROY
VIC 3046**

 3  1  2

Sold Price

\$600,000

Sold Date

13-Jul-24

Distance

0.08km



**2/352 WATERLOO ROAD
GLENROY VIC 3046**

 3  1  1

Sold Price

^{RS} **\$650,000**

Sold Date

15-Nov-24

Distance

0.91km



**1/58 AUGUSTINE TERRACE
GLENROY VIC 3046**

 3  1  2

Sold Price

Sold Date

23-Sep-24

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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