

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

7/3 GLADSTONE PARADE 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

\$465,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2022

to

31 Jan 2023

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

7/96 PLUMPTON AVENUE GLENROY VIC 3046	\$500,000	28-Jan-23
3/24 LANGTON STREET GLENROY VIC 3046	\$560,000	29-Oct-22
1/4 GLENROY ROAD GLENROY VIC 3046	\$570,000	27-Oct-22

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: 14 February 2023



**7/96 PLUMPTON AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **28-Jan-23**

Distance **0.57km**



**3/24 LANGTON STREET GLENROY
VIC 3046**

 2  2  1

Sold Price **\$560,000** Sold Date **29-Oct-22**

Distance **0.71km**



**1/4 GLENROY ROAD GLENROY VIC
3046**

 2  2  1

Sold Price **\$570,000** Sold Date **27-Oct-22**

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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