

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

1/29 Trevannion 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

\$580,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2019

to

31 Aug 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

1/6 Trevannion Street Glenroy VIC 3046	\$672,500	11-Sep-20
3/117 Hilton Street Glenroy VIC 3046	\$600,000	13-Jul-20
144 Cardinal Road Glenroy VIC 3046	\$665,350	13-Jun-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: 22 September 2020



1/6 Trevannion Street Glenroy VIC 3046

 3  2  2

Sold Price

^{RS} **\$672,500**

Sold Date

11-Sep-20

Distance

0.4km



3/117 Hilton Street Glenroy VIC 3046

 3  2  2

Sold Price

\$600,000

Sold Date

13-Jul-20

Distance

1.21km



144 Cardinal Road Glenroy VIC 3046

 3  2  2

Sold Price

^{RS} **\$665,350**

Sold Date

13-Jun-20

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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