

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

2/11 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

House

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

6 BOURCHIER STREET GLENROY VIC 3046	\$640,000	22-Oct-22
24A MAUDE AVENUE GLENROY VIC 3046	\$645,000	08-Oct-22
1/67 VIEW STREET GLENROY VIC 3046	\$650,000	21-Dec-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: 25 February 2023



**6 BOURCHIER STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$640,000

Sold Date

22-Oct-22

Distance

0.8km



**24A MAUDE AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

\$645,000

Sold Date

08-Oct-22

Distance

0.86km



**1/67 VIEW STREET GLENROY VIC
3046**

 -  -  -

Sold Price

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

Sold Date

21-Dec-22

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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