

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

7/83-85 ISLA 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

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

3/126 CARDINAL ROAD GLENROY VIC 3046	\$490,000	15-Dec-22
5/54-56 JUSTIN AVENUE GLENROY VIC 3046	\$475,000	21-Feb-23
3/24 WIDFORD STREET GLENROY VIC 3046	\$490,000	24-Nov-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: 27 February 2023


**3/126 CARDINAL ROAD GLENROY
VIC 3046**

 2
  1
  1

Sold Price

\$490,000

Sold Date

15-Dec-22

Distance

0.16km

**5/54-56 JUSTIN AVENUE
GLENROY VIC 3046**

 2
  1
  2

Sold Price

^{RS} **\$475,000**

Sold Date

21-Feb-23

Distance

0.39km

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

 2
  1
  1

Sold Price

\$490,000

Sold Date

24-Nov-22

Distance

0.9km
RS = Recent sale

UN = Undisclosed Sale

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