

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

1/83-85 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

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2020

to

30 Nov 2021

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

1/70 Hubert Avenue Glenroy VIC 3046	\$640,000	25-Nov-21
3/30 Justin Avenue Glenroy VIC 3046	\$640,000	22-Oct-21
19 Coupling Way Glenroy VIC 3046	\$640,000	15-Jul-21

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: 08 December 2021



1/70 Hubert Avenue Glenroy VIC 3046

Sold Price

^{RS} \$640,000

Sold Date

25-Nov-21

3

2

2

Distance

0.18km



3/30 Justin Avenue Glenroy VIC 3046

Sold Price

\$640,000

Sold Date

22-Oct-21

3

2

1

Distance

0.52km



19 Coupling Way Glenroy VIC 3046

Sold Price

Sold Date

15-Jul-21

3

2

1

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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