

## 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

2/68 Gowrie Street Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$635,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2019

to

31 Mar 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

8/25-29 Logan Street Glenroy VIC 3046	\$720,000	15-Mar-20
1/6 Newton Street Glenroy VIC 3046	\$661,000	29-Feb-20
3/68 Gowrie Street Glenroy VIC 3046	\$635,000	05-Mar-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: 27 April 2020



**8/25-29 Logan Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**15-Mar-20**

 3  2  2

Distance

**1.82km**



**1/6 Newton Street Glenroy VIC 3046**

Sold Price

**\$661,000**

Sold Date

**29-Feb-20**

 3  2  2

Distance

**1.59km**



**3/68 Gowrie Street Glenroy VIC 3046**

Sold Price

**\$635,000**

Sold Date

**05-Mar-20**

 3  2  1

Distance

**0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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