

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

2/101 Plumpton Avenue, Glenroy Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$580,000

&

\$630,000

Median sale price

Median price

\$582,500

Property Type

Unit

Suburb

Glenroy

Period - From

01/10/2022

to

31/12/2022

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	2/20a Apsley St GLENROY 3046	\$620,000	09/09/2022
2	2/12 Hubert Av GLENROY 3046	\$615,000	18/01/2023
3	3/44 Gladstone Pde GLENROY 3046	\$585,000	12/12/2022

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

06/02/2023 13:42



3 2 1

Property Type: Townhouse
(Single)

Land Size: 128 sqm approx

Agent Comments

Comparable Properties



2/20a Apsley St GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$620,000

Method: Private Sale

Date: 09/09/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 113 sqm approx



2/12 Hubert Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$615,000

Method: Sold Before Auction

Date: 18/01/2023

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 123 sqm approx



3/44 Gladstone Pde GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$585,000

Method: Private Sale

Date: 12/12/2022

Rooms: 5

Property Type: Unit

Land Size: 155 sqm approx