

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

2/52 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

\$495,000

&

\$544,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 2022

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

3/40 MAUDE AVENUE GLENROY VIC 3046	\$615,000	22-Nov-21
2/40 MAUDE AVENUE GLENROY VIC 3046	\$560,000	16-Nov-21
2A COSMOS STREET GLENROY VIC 3046	\$565,000	19-Mar-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: 24 March 2022



3/40 MAUDE AVENUE GLENROY VIC 3046

Sold Price

\$615,000

Sold Date

22-Nov-21

2

1

1

Distance

0.35km



2/40 MAUDE AVENUE GLENROY VIC 3046

Sold Price

\$560,000

Sold Date

16-Nov-21

2

1

1

Distance

0.34km



2A COSMOS STREET GLENROY VIC 3046

Sold Price

^{RS} **\$565,000**

Sold Date

19-Mar-22

2

1

1

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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