

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

3/17 BINDI STREET 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

\$645,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$577,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2022

to

31 May 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

1/21 TUDOR STREET GLENROY VIC 3046	\$750,000	03-Jun-23
1/17 BINDI STREET GLENROY VIC 3046	\$705,000	22-May-23
2/46 HUBERT AVENUE GLENROY VIC 3046	\$648,000	18-May-23

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: 26 June 2023



1/21 TUDOR STREET GLENROY VIC 3046

Sold Price

^{RS} **\$750,000**

Sold Date

03-Jun-23

 3

 2

 2

Distance

1.92km



1/17 BINDI STREET GLENROY VIC 3046

Sold Price

^{RS} **\$705,000**

Sold Date

22-May-23

 3

 2

 2

Distance

0.02km



2/46 HUBERT AVENUE GLENROY VIC 3046

Sold Price

^{RS} **\$648,000**

Sold Date

18-May-23

 3

 2

 1

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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