

## 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

4/11 Gladstone Parade 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2018

to

31 Aug 2019

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

1/11 Gladstone Parade Glenroy VIC 3046	\$490,000	28-Jun-19
5/11 Gladstone Parade Glenroy VIC 3046	\$475,000	01-Feb-19
4/15 Gladstone Parade Glenroy VIC 3046	\$529,000	26-May-18

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: 16 September 2019

**1/11 Gladstone Parade Glenroy VIC 3046** Sold Price **\$490,000** Sold Date **28-Jun-19**

 2  1  1

Distance -

**5/11 Gladstone Parade Glenroy VIC 3046** Sold Price **\$475,000** Sold Date **01-Feb-19**

 2  2  -

Distance -



**4/15 Gladstone Parade Glenroy VIC 3046** Sold Price **\$529,000** Sold Date **26-May-18**

 2  1  1

Distance **0.03km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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