

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

1 Plumpton Avenue, Glenroy Vic 3046

Indicative selling price

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

Range between \$735,000 & \$765,000

Median sale price

Median price \$795,000 Property Type House Suburb Glenroy

Period - From 01/01/2023 to 31/03/2023 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 | 23 Cardinal Rd GLENROY 3046 | \$742,500 | 27/05/2023 |
| 2 | 16 Heather Ct GLENROY 3046 | \$720,000 | 17/05/2023 |
| 3 | 80 Belair Av GLENROY 3046 | \$710,000 | 16/02/2023 |

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:

30/05/2023 11:52



Rooms: 5
Property Type: House (Res)
Land Size: 641 sqm approx
Agent Comments

Indicative Selling Price
\$735,000 - \$765,000
Median House Price
March quarter 2023: \$795,000

Comparable Properties



23 Cardinal Rd GLENROY 3046 (REI)

Agent Comments



Price: \$742,500
Method: Auction Sale
Date: 27/05/2023
Property Type: House (Res)
Land Size: 571 sqm approx



16 Heather Ct GLENROY 3046 (REI)

Agent Comments



Price: \$720,000
Method: Sold Before Auction
Date: 17/05/2023
Property Type: House



80 Belair Av GLENROY 3046 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 16/02/2023
Property Type: House