

## 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

3/4 ASH COURT 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

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2021

to

30 Sep 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

4/30 GLADSTONE PARADE GLENROY VIC 3046	\$480,000	25-Aug-22
2/10 APSLEY STREET GLENROY VIC 3046	\$485,000	21-Sep-22
2/100 PLUMPTON AVENUE GLENROY VIC 3046	\$460,000	14-May-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: 03 October 2022



#### 4/30 GLADSTONE PARADE GLENROY VIC 3046

 2  1  1

Sold Price

<sup>RS</sup> **\$480,000** Sold Date **25-Aug-22**

Distance **1.58km**


#### 2/10 APSLEY STREET GLENROY VIC 3046

 2  1  1

Sold Price

<sup>RS</sup> **\$485,000** Sold Date **21-Sep-22**

Distance **1.2km**


#### 2/100 PLUMPTON AVENUE GLENROY VIC 3046

 2  1  1

Sold Price

<sup>RS</sup> **\$460,000** Sold Date **14-May-22**

Distance **1.07km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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