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

2/9 Gordon Court 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	\$480,000	&	\$525,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$565,000	Prope	erty type		Unit	Suburb	Glenroy
Period-from	01 Feb 2020	to	31 Jan 2	2021	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
2/21 Tudor Street Glenroy VIC 3046	\$603,000	26-Oct-20
3/6 Justin Avenue Glenroy VIC 3046	\$562,500	10-Dec-20
2/28 York Street Glenroy VIC 3046	\$520,000	14-Jan-21

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: 11 February 2021

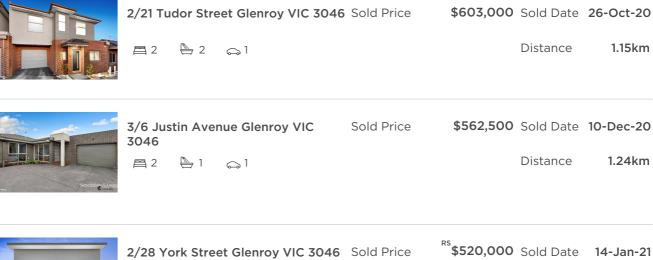


consumer.vic.gov.au



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2/28 York Street Glenroy VIC 3046	Sold Price	\$520,000	Sold Date	14-Jan-21
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RS = Recent sale UN = Undisclosed Sale

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