

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

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2020

to

31 Jan 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



2/21 Tudor Street Glenroy VIC 3046 Sold Price **\$603,000** Sold Date **26-Oct-20**

 2  2  1

Distance **1.15km**



3/6 Justin Avenue Glenroy VIC 3046 Sold Price **\$562,500** Sold Date **10-Dec-20**

 2  1  1

Distance **1.24km**



2/28 York Street Glenroy VIC 3046 Sold Price ^{RS} **\$520,000** Sold Date **14-Jan-21**

 2  1  1

Distance **1.47km**

RS = Recent sale **UN** = Undisclosed Sale

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