

## 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

70 MELBOURNE AVENUE GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$699,500

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Glenroy

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/49 ISLA AVENUE GLENROY VIC 3046	\$737,500	10-Nov-23
1/49 VALENCIA STREET GLENROY VIC 3046	\$725,000	08-Apr-24
2/2 TUDOR STREET GLENROY VIC 3046	\$716,000	16-Dec-23

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: 22 April 2024



**1/49 ISLA AVENUE GLENROY VIC 3046**

Sold Price

**\$737,500**

Sold Date **10-Nov-23**

3 1 -

Distance **0.24km**



**1/49 VALENCIA STREET GLENROY VIC 3046**

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date **08-Apr-24**

3 1 2

Distance **0.44km**



**2/2 TUDOR STREET GLENROY VIC 3046**

Sold Price

**\$716,000**

Sold Date **16-Dec-23**

3 2 1

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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