

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

2/73 Isla Avenue 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

\$575,000

&

\$632,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

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

3/30 George Street Glenroy VIC 3046	\$682,000	13-Feb-21
4/72 Glen Street Glenroy VIC 3046	\$595,000	08-Dec-20
3/6 Justin Avenue Glenroy VIC 3046	\$562,500	10-Dec-20

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: 25 February 2021



3/30 George Street Glenroy VIC 3046

 3  2  2

Sold Price

^{RS}

\$682,000

Sold Date

13-Feb-21

Distance

2.18km



4/72 Glen Street Glenroy VIC 3046

 2  2  2

Sold Price

^{RS}

\$595,000

Sold Date

08-Dec-20

Distance

0.37km



3/6 Justin Avenue Glenroy VIC 3046

 2  1  1

Sold Price

\$562,500

Sold Date

10-Dec-20

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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