

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

2/84 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/113 MORELL STREET GLENROY VIC 3046	\$550,000	31-Aug-23
3/19 MAUDE AVENUE GLENROY VIC 3046	\$579,000	21-Oct-23
1/26 DALEY STREET GLENROY VIC 3046	\$583,000	25-Sep-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: 02 November 2023



**2/113 MORELL STREET GLENROY
VIC 3046**

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Sold Price

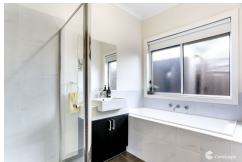
^{RS} **\$550,000**

Sold Date

31-Aug-23

Distance

0.73km



**3/19 MAUDE AVENUE GLENROY
VIC 3046**

 2
  1
  1

Sold Price

^{RS} **\$579,000**

Sold Date

21-Oct-23

Distance

0.68km



**1/26 DALEY STREET GLENROY VIC
3046**

 2
  1
  1

Sold Price

^{RS} **\$583,000**

Sold Date

25-Sep-23

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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