

## 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

2/59-61 Isla Avenue Glenroy VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$685,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Other

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 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 Clovelly Avenue Glenroy VIC 3046	\$725,000	12-Nov-21
3/9 Danae Street Glenroy VIC 3046	\$700,000	05-Nov-21
3/30 Justin Avenue Glenroy VIC 3046	\$640,000	22-Oct-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: 17 November 2021



**2/21 Clovelly Avenue Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$725,000**

Sold Date

**12-Nov-21**

 3

 2

 2

Distance

**1.93km**



**3/9 Danae Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$700,000**

<sup>UN</sup>

Sold Date

**05-Nov-21**

 3

 2

 2

Distance

**0.32km**



**3/30 Justin Avenue Glenroy VIC 3046**

Sold Price

<sup>RS</sup>

**\$640,000**

Sold Date

**22-Oct-21**

 3

 2

 1

Distance

**0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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