

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

3/18 Tudor Street 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2020

to

31 May 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

4/180 Glenroy Road Glenroy VIC 3046	\$500,000	24-Dec-20
1/1 Stanley Street Glenroy VIC 3046	\$520,000	11-Feb-21
4/39 Finchley Avenue Glenroy VIC 3046	\$490,000	27-May-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 June 2021



4/180 Glenroy Road Glenroy VIC 3046

Sold Price

\$500,000

Sold Date **24-Dec-20**

 2  1  1

Distance **0.35km**



In-Room
Auction event

1/1 Stanley Street Glenroy VIC 3046

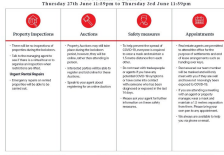
Sold Price

\$520,000

Sold Date **11-Feb-21**

 2  1  1

Distance **0.42km**



4/39 Finchley Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$490,000**

Sold Date **27-May-21**

 2  1  1

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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