

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

3/21 Clovelly 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

\$695,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Other

Suburb

Glenroy

Period-from

01 Nov 2019

to

31 Oct 2020

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

1/21 Clovelly Avenue Glenroy VIC 3046	-	-
1/11 Kennedy Street Glenroy VIC 3046	\$736,000	13-Nov-20
121A Morell Street Glenroy VIC 3046	\$685,000	23-Oct-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: 26 November 2020



1/21 Clovelly Avenue Glenroy VIC 3046

 -  -  -

Sold Price

- Sold Date

-

Distance

0.02km



1/11 Kennedy Street Glenroy VIC 3046

 3  2  2

Sold Price

^{RS} **\$736,000**

Sold Date

13-Nov-20

Distance

0.58km



121A Morell Street Glenroy VIC 3046

 3  1  2

Sold Price

^{RS} **\$685,000**

Sold Date

23-Oct-20

Distance

2.7km

RS = Recent sale

UN = Undisclosed Sale

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