

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

2/40 Augustine Terrace 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,888

Property type

Unit

Suburb

Glenroy

Period-from

01 Oct 2020

to

30 Sep 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

| | | |
|---------------------------------------|-----------|-----------|
| 1/4 Grandview Street Glenroy VIC 3046 | \$490,000 | 01-Sep-21 |
| 2/8 Lytton Street Glenroy VIC 3046 | \$530,000 | 19-Aug-21 |
| 2/40 Glenroy Road Glenroy VIC 3046 | \$610,000 | 01-Sep-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: 07 October 2021



1/4 Grandview Street Glenroy VIC 3046

Sold Price

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

Sold Date

01-Sep-21

 2  1  1

Distance

1.04km



2/8 Lytton Street Glenroy VIC 3046

Sold Price

\$530,000

Sold Date

19-Aug-21

 2  2  1

Distance

0.79km



2/40 Glenroy Road Glenroy VIC 3046

Sold Price

^{RS} **\$610,000**

Sold Date

01-Sep-21

 2  1  1

Distance

2.27km

RS = Recent sale

UN = Undisclosed Sale

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