

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

1/50 BELAIR 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2022

to

31 Mar 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

1/42 BELAIR AVENUE GLENROY VIC 3046	\$690,000	25-Nov-21
2A RESERVE COURT GLENROY VIC 3046	\$715,000	04-Feb-23
2/21 CLOVELLY AVENUE GLENROY VIC 3046	\$725,000	12-Nov-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: 12 April 2023


**1/42 BELAIR AVENUE GLENROY
VIC 3046**
 3  2  2

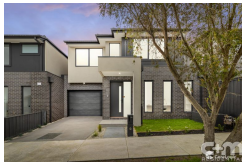
Sold Price

\$690,000

Sold Date

25-Nov-21

Distance

0.08km

**2A RESERVE COURT GLENROY VIC
3046**
 3  2  2

Sold Price

\$715,000

Sold Date

04-Feb-23

Distance

0.47km

**2/21 CLOVELLY AVENUE GLENROY
VIC 3046**
 3  2  2

Sold Price

\$725,000

Sold Date

12-Nov-21

Distance

0.25km
RS = Recent sale

UN = Undisclosed Sale

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