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

100A BINDI 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	\$750,000	&	\$800,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$610,000	Prope	erty type	Unit		Suburb	Glenroy
Period-from	01 Aug 2021	to	31 Jul 2	022	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
1/61 ISLA AVENUE GLENROY VIC 3046	\$785,000	05-May-22
1/70 ISLA AVENUE GLENROY VIC 3046	\$727,000	18-Jun-22
1/30 CHURCHILL STREET GLENROY VIC 3046	\$830,888	04-Jun-22

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: 11 August 2022





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1/61 ISLA AVENUE GLENROY VIC 3046

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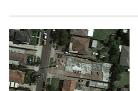
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Sold Price

\$785,000 Sold Date 05-May-22

Distance

0.71km



1/70 ISLA AVENUE GLENROY VIC 3046

Sold Price

\$727,000 Sold Date

Distance

0.67km



1/30 CHURCHILL STREET GLENROY VIC 3046

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 Sold Price

\$830,888 Sold Date **04-Jun-22**

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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