

## 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

7/7 Clovelly Avenue Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$629,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2020

to

28 Feb 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

1/64 Belair Avenue Glenroy VIC 3046	\$535,000	19-Dec-20
3/72 Glen Street Glenroy VIC 3046	\$580,000	17-Dec-20
86 View Street Glenroy VIC 3046	\$640,000	15-Dec-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: 20 March 2021

**1/64 Belair Avenue Glenroy VIC 3046**

Sold Price

**\$535,000**

Sold Date

**19-Dec-20**

2

1

1

Distance

**0.29km****3/72 Glen Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**17-Dec-20**

2

1

1

Distance

**1.52km****86 View Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**15-Dec-20**

2

1

1

Distance

**1.67km****RS** = Recent sale**UN** = Undisclosed Sale

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