

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

1/29 Prospect 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2021

to

31 Dec 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

2/40 Maude Avenue Glenroy VIC 3046	\$560,000	16-Nov-21
86A Plumpton Avenue Glenroy VIC 3046	\$701,000	28-Oct-21
2B Anselm Grove Glenroy VIC 3046	\$600,000	20-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: 28 January 2022



2/40 Maude Avenue Glenroy VIC 3046

Sold Price

\$560,000

Sold Date

16-Nov-21

 2

 1

 1

Distance

2.23km



86A Plumpton Avenue Glenroy VIC 3046

Sold Price

\$701,000

Sold Date

28-Oct-21

 2

 1

 1

Distance

0.92km



2B Anselm Grove Glenroy VIC 3046

Sold Price

\$600,000

Sold Date

20-Nov-21

 2

 1

 1

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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