

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

1/52 Maude 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2019

to

31 Mar 2020

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

4/40 Belair Avenue Glenroy VIC 3046	\$610,000	29-Feb-20
1/91 Gowrie Street Glenroy VIC 3046	\$585,000	30-Nov-19
1B Sunbeam Street Glenroy VIC 3046	\$555,000	20-Feb-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: 28 April 2020



4/40 Belair Avenue Glenroy VIC 3046

 2  1  1

Sold Price **\$610,000** Sold Date **29-Feb-20**

Distance **1.98km**

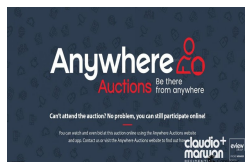


1/91 Gowrie Street Glenroy VIC 3046

 2  2  1

Sold Price **\$585,000** Sold Date **30-Nov-19**

Distance **0.71km**



1B Sunbeam Street Glenroy VIC 3046

 2  1  2

Sold Price **\$555,000** Sold Date **20-Feb-20**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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