

## 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

4 Gordon Court 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

or range  
between

\$585,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 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

1/80 Glen Street Glenroy VIC 3046	\$629,000	23-Mar-21
108A Bindi Street Glenroy VIC 3046	\$640,000	20-Feb-21
1/27 Morley Street Glenroy VIC 3046	\$625,000	20-Feb-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: 01 September 2021



**1/80 Glen Street Glenroy VIC 3046** Sold Price **\$629,000** Sold Date **23-Mar-21**

 3  1  -

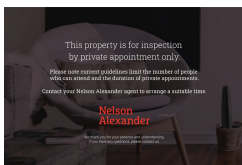
Distance **0.4km**



**108A Bindi Street Glenroy VIC 3046** Sold Price **\$640,000** Sold Date **20-Feb-21**

 3  1  4

Distance **0.53km**



**1/27 Morley Street Glenroy VIC 3046** Sold Price **\$625,000** Sold Date **20-Feb-21**

 3  1  2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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