

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

136 OUTLOOK DRIVE 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,750

Property type

House

Suburb

Glenroy

Period-from

01 Jul 2021

to

30 Jun 2022

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

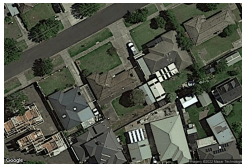
Date of sale

49 KENNEDY STREET GLENROY VIC 3046	\$1,100,000	-
61 CHAPMAN AVENUE GLENROY VIC 3046	\$1,040,000	17-May-22
110 MELBOURNE AVENUE GLENROY VIC 3046	\$1,000,000	30-Apr-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: 20 July 2022



**49 KENNEDY STREET GLENROY
VIC 3046**

Sold Price **\$1,100,000** Sold Date -
Distance -

 -
  -
  -



**61 CHAPMAN AVENUE GLENROY
VIC 3046**

Sold Price ^{RS} **\$1,040,000** Sold Date **17-May-22**
Distance **0.74km**

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  4



**110 MELBOURNE AVENUE
GLENROY VIC 3046**

Sold Price ^{RS} **\$1,000,000** Sold Date **30-Apr-22**
Distance **1.71km**

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

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