

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

1/30 George 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

or range
between

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,500

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2020

to

30 Apr 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

3/16 York Street Glenroy VIC 3046	\$770,000	28-Apr-21
1/26 Stanley Street Glenroy VIC 3046	\$735,000	29-Apr-21
3/2 Maude Avenue Glenroy VIC 3046	\$685,000	22-Apr-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: 03 May 2021



3/16 York Street Glenroy VIC 3046 Sold Price ^{RS} **\$770,000** Sold Date **28-Apr-21**
 Distance **0.99km**

 3  2  2



1/26 Stanley Street Glenroy VIC 3046 Sold Price ^{RS} **\$735,000** Sold Date **29-Apr-21**
 Distance **0.21km**

 3  2  2



3/2 Maude Avenue Glenroy VIC 3046 Sold Price ^{RS} **\$685,000** Sold Date **22-Apr-21**
 Distance **2.06km**

 3  2  2

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

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