

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

1/37 BELAIR 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

\$797,000

&

\$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2021

to

31 Aug 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

2/45 WIDFORD STREET GLENROY VIC 3046	\$840,000	30-Aug-22
58 DALEY STREET GLENROY VIC 3046	\$850,000	25-Aug-22
11 LISTON ROAD GLENROY VIC 3046	\$900,000	20-Sep-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: 26 September 2022



**2/45 WIDFORD STREET
GLENROY VIC 3046**

 3  2  2

Sold Price **\$840,000** Sold Date **30-Aug-22**
Distance **1.27km**



**58 DALEY STREET GLENROY VIC
3046**

 3  2  2

Sold Price ^{RS} **\$850,000** Sold Date **25-Aug-22**
Distance **2.07km**



**11 LISTON ROAD GLENROY VIC
3046**

 4  2  2

Sold Price ^{RS} **\$900,000** Sold Date **20-Sep-22**
Distance **3.66km**

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

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