

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

13 Coupling Way 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

\$495,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$553,500

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2019

to

31 Aug 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

1/885-887 Pascoe Vale Road Glenroy VIC 3046	\$500,000	03-Sep-20
61B Wheatsheaf Road Glenroy VIC 3046	\$580,000	27-Jun-20
3/117 Hilton Street Glenroy VIC 3046	\$600,000	13-Jul-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: 25 September 2020



**1/885-887 Pascoe Vale Road
Glenroy VIC 3046**

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **03-Sep-20**

Distance **0.31km**



**61B Wheatsheaf Road Glenroy VIC
3046**

 2  1  1

Sold Price **\$580,000** Sold Date **27-Jun-20**

Distance **1.44km**



**3/117 Hilton Street Glenroy VIC
3046**

 3  2  2

Sold Price **\$600,000** Sold Date **13-Jul-20**

Distance **1.65km**

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

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