

## 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

5/94 Plumpton Avenue 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$579,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jun 2020

to

31 May 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

5/22 Grandview Street Glenroy VIC 3046	\$482,500	22-May-21
4/26 Gladstone Parade Glenroy VIC 3046	\$450,000	22-May-21
2/167 Glenroy Road Glenroy VIC 3046	\$395,000	08-May-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: 15 June 2021



**5/22 Grandview Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$482,500** Sold Date **22-May-21**  
Distance **0.85km**

 2  1  1



**4/26 Gladstone Parade Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$450,000** Sold Date **22-May-21**  
Distance **0.89km**

 2  1  1



**2/167 Glenroy Road Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$395,000** Sold Date **08-May-21**  
Distance **0.2km**

 2  1  1

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

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