

## 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

1/12 Apsley Street 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

\$695,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2019

to

31 Mar 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

1/122 Loongana Avenue Glenroy VIC 3046	\$840,000	28-Feb-20
2/36 Grandview Street Glenroy VIC 3046	\$765,000	06-Jan-20
3/1 Cosmos Street Glenroy VIC 3046	\$770,000	25-Oct-19

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: 05 April 2020



**1/122 Loongana Avenue Glenroy VIC 3046**

Sold Price **\$840,000** Sold Date **28-Feb-20**

 4  3  2

Distance **1.76km**



**2/36 Grandview Street Glenroy VIC 3046**

Sold Price **\$765,000** Sold Date **06-Jan-20**

 4  3  1

Distance **1.37km**



**3/1 Cosmos Street Glenroy VIC 3046**

Sold Price **\$770,000** Sold Date **25-Oct-19**

 4  3  2

Distance **0.91km**

RS = Recent sale UN = Undisclosed Sale

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