

## 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

3/7 Mitchell Court 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

\$535,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

Other

Suburb

Glenroy

Period-from

01 Feb 2021

to

31 Jan 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

3/38 Plumpton Avenue Glenroy VIC 3046	\$566,500	16-Dec-21
3/2 Trevannion Street Glenroy VIC 3046	\$620,000	17-Dec-21
2/16 Lytton Street Glenroy VIC 3046	\$625,000	02-Feb-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: 07 February 2022



**3/38 Plumpton Avenue Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$566,500** Sold Date **16-Dec-21**  
 Distance **1.65km**  
 2 1 2



**3/2 Trevannion Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$620,000** Sold Date **17-Dec-21**  
 Distance **0.53km**  
 2 1 1



**2/16 Lytton Street Glenroy VIC 3046** Sold Price <sup>RS</sup> **\$625,000** <sup>UN</sup> Sold Date **02-Feb-22**  
 Distance **1.04km**  
 2 1 2

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

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