

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

47 MAUDE 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

\$745,000

&

or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Mar 2021

to

28 Feb 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

1/20 ACACIA STREET GLENROY VIC 3046	\$770,000	03-Dec-21
1/66 PECHAM STREET GLENROY VIC 3046	\$732,000	24-Sep-21
30 PECHAM STREET GLENROY VIC 3046	\$701,000	20-Nov-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 March 2022



**1/20 ACACIA STREET GLENROY
VIC 3046**

 3  1  2

Sold Price

\$770,000

Sold Date

03-Dec-21

Distance

1.07km



**1/66 PECHAM STREET GLENROY
VIC 3046**

 3  1  2

Sold Price

\$732,000

Sold Date

24-Sep-21

Distance

2.15km



**30 PECHAM STREET GLENROY VIC
3046**

 3  1  1

Sold Price

\$701,000

Sold Date

20-Nov-21

Distance

2.1km

RS = Recent sale

UN = Undisclosed Sale

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