

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

2A RESERVE COURT 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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Dec 2021

to

30 Nov 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

1/70 ISLA AVENUE GLENROY VIC 3046	\$727,000	18-Jun-22
2B RESERVE COURT GLENROY VIC 3046	\$747,000	12-Dec-22
47 AUGUSTINE TERRACE GLENROY VIC 3046	\$850,000	06-Dec-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: 14 December 2022



1/70 ISLA AVENUE GLENROY VIC 3046

Sold Price

\$727,000

Sold Date

18-Jun-22

 4  2  2

Distance

2.07km



2B RESERVE COURT GLENROY VIC 3046

Sold Price

^{RS} **\$747,000**

Sold Date

12-Dec-22

 3  2  2

Distance

0.01km



47 AUGUSTINE TERRACE GLENROY VIC 3046

Sold Price

^{RS} **\$850,000**

Sold Date

06-Dec-22

 4  3  1

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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