

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

52 MELBOURNE 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Glenroy

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

34 RIDGEWAY AVENUE GLENROY VIC 3046	\$968,000	27-Jul-24
131 JOHN STREET GLENROY VIC 3046	\$975,000	21-Jun-24
20 PATRICK STREET GLENROY VIC 3046	\$1,043,000	27-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 04 September 2024



34 RIDGEWAY AVENUE GLENROY VIC 3046

Sold Price

^{RS} **\$968,000**

Sold Date

27-Jul-24

 3  1  2

Distance

2.43km



131 JOHN STREET GLENROY VIC 3046

Sold Price

^{RS} **\$975,000**

Sold Date

21-Jun-24

 3  1  -

Distance

1.07km



20 PATRICK STREET GLENROY VIC 3046

Sold Price

^{RS} **\$1,043,000**

Sold Date

27-Jun-24

 4  2  3

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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