

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

2/39 BINDI STREET 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

\$480,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jan 2023

to

31 Dec 2023

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

2/28 VALENCIA STREET GLENROY VIC 3046	\$550,000	03-Nov-23
4/84 ISLA AVENUE GLENROY VIC 3046	\$479,000	21-Dec-23
3/19 MAUDE AVENUE GLENROY VIC 3046	\$579,000	21-Oct-23

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: 20 January 2024


2/28 VALENCIA STREET GLENROY VIC 3046

 2
  1
  1

Sold Price

\$550,000

Sold Date **03-Nov-23**

Distance **0.91km**

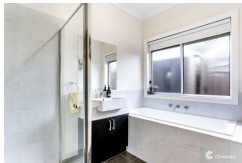
4/84 ISLA AVENUE GLENROY VIC 3046

 2
  1
  1

Sold Price

^{RS} **\$479,000**

Sold Date **21-Dec-23**

Distance **0.34km**

3/19 MAUDE AVENUE GLENROY VIC 3046

 2
  1
  1

Sold Price

^{RS} **\$579,000**

Sold Date **21-Oct-23**

Distance **1.01km**

2/7 LEONARD AVENUE GLENROY VIC 3046

 2
  1
  1

Sold Price

^{RS} **\$500,000**

Sold Date **15-Jan-24**

Distance **1.07km**

2/4 VALENCIA STREET GLENROY VIC 3046

 2
  1
  1

Sold Price

^{RS} **\$540,500**

Sold Date **22-Dec-23**

Distance **1.19km**
RS = Recent sale

UN = Undisclosed Sale

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