

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

2/1 Rowan 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

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/24 Maude Avenue Glenroy VIC 3046	\$780,000	10-Nov-21
2/38 Finchley Avenue Glenroy VIC 3046	\$673,000	01-Nov-21
3/30 Justin Avenue Glenroy VIC 3046	\$640,000	22-Oct-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: 13 November 2021



2/24 Maude Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$780,000**

Sold Date

10-Nov-21

 4  2  2

Distance

1.65km



2/38 Finchley Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$673,000** ^{UN}

Sold Date

01-Nov-21

 3  1  1

Distance

0.73km



3/30 Justin Avenue Glenroy VIC 3046

Sold Price

^{RS} **\$640,000**

Sold Date

22-Oct-21

 3  2  1

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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