

## 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

67 Melbourne Avenue Glenroy VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,888

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2020

to

31 Aug 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

2/36 Leonard Avenue Glenroy VIC 3046	\$667,000	10-Jul-21
30A Valencia Street Glenroy VIC 3046	\$639,000	22-Apr-21
1/53 Paget Avenue Glenroy VIC 3046	\$630,000	10-Jul-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: 17 September 2021

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**2/36 Leonard Avenue Glenroy VIC 3046**

3 2 2

Sold Price

**\$667,000**

Sold Date

**10-Jul-21**

Distance

**0.21km**



**30A Valencia Street Glenroy VIC 3046**

3 2 1

Sold Price

**\$639,000**

Sold Date

**22-Apr-21**

Distance

**0.46km**



**1/53 Paget Avenue Glenroy VIC 3046**

3 1 2

Sold Price

**\$630,000**

Sold Date

**10-Jul-21**

Distance

**0.69km**

RS = Recent sale

UN = Undisclosed Sale

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