

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

2/16 Gladstone Parade 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Sep 2018

to

31 Aug 2019

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

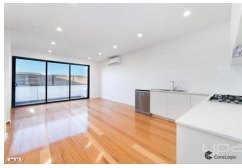
Date of sale

2/11 Gladstone Parade Glenroy VIC 3046	\$465,000	13-Apr-19
3/17 Gladstone Parade Glenroy VIC 3046	\$466,000	18-Apr-19
5/2 Grandview Street Glenroy VIC 3046	\$482,000	11-Mar-19

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: 19 September 2019



2/11 Gladstone Parade Glenroy VIC 3046

Sold Price

\$465,000

Sold Date

13-Apr-19

 2  2  1

Distance

0.07km



3/17 Gladstone Parade Glenroy VIC 3046

Sold Price

\$466,000

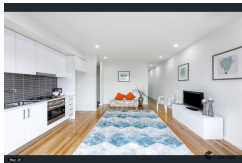
Sold Date

18-Apr-19

 2  1  1

Distance

0.08km



5/2 Grandview Street Glenroy VIC 3046

Sold Price

\$482,000

Sold Date

11-Mar-19

 3  2  1

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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