

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

3/42 BELAIR 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,750

Property type

Unit

Suburb

Glenroy

Period-from

01 Feb 2022

to

31 Jan 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

3/24 LANGTON STREET GLENROY VIC 3046	\$560,000	29-Oct-22
2/10 ROWAN STREET GLENROY VIC 3046	\$510,000	26-Nov-22
3/44 GLADSTONE PARADE GLENROY VIC 3046	\$585,000	09-Jan-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: 06 February 2023

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E rtowns@bradtealwoodards.com.au**3/24 LANGTON STREET GLENROY
VIC 3046** 2  2  1

Sold Price

\$560,000

Sold Date

29-Oct-22

Distance

0.42km**2/10 ROWAN STREET GLENROY
VIC 3046** 2  1  1

Sold Price

^{RS} **\$510,000**

Sold Date

26-Nov-22

Distance

0.74km**3/44 GLADSTONE PARADE
GLENROY VIC 3046** 2  2  1

Sold Price

^{RS} **\$585,000**

Sold Date

09-Jan-23

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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