

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

36 Maude 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$801,000

Property type

House

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

13 Truscott Street Glenroy VIC 3046	\$947,000	15-Oct-21
18 Isla Avenue Glenroy VIC 3046	\$900,000	08-Oct-21
85 Langton Street Glenroy VIC 3046	\$840,000	05-Nov-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: 10 November 2021



13 Truscott Street Glenroy VIC 3046

 2  1  1

Sold Price

^{RS} **\$947,000**

Sold Date

15-Oct-21

Distance

0.88km



18 Isla Avenue Glenroy VIC 3046

 3  1  1

Sold Price

^{RS} **\$900,000**

Sold Date

08-Oct-21

Distance

0.41km



85 Langton Street Glenroy VIC 3046

 3  1  4

Sold Price

^{RS} **\$840,000**

Sold Date

05-Nov-21

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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