

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

4/6 Gordon Court 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

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

2/4 Truscott Street Glenroy VIC 3046	\$523,000	26-Aug-21
2/58 Bindi Street Glenroy VIC 3046	\$595,000	11-Aug-21
3/74 Maude Avenue Glenroy VIC 3046	\$500,000	15-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: 02 September 2021



2/4 Truscott Street Glenroy VIC 3046

Sold Price

^{RS}

\$523,000

Sold Date

26-Aug-21

 2

 1

 1

Distance

1.84km



2/58 Bindi Street Glenroy VIC 3046

Sold Price

^{RS}

\$595,000

Sold Date

11-Aug-21

 2

 1

 1

Distance

0.82km



3/74 Maude Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$500,000

Sold Date

15-Jul-21

 2

 2

 1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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