

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

1/16 ISLA 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

\$675,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

Suburb

Glenroy

Period-from

01 Dec 2022

to

30 Nov 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

1/21 MORELL STREET GLENROY VIC 3046	\$660,000	13-Aug-23
1/90 DALEY STREET GLENROY VIC 3046	\$680,000	30-Jul-23
1/85 HUBERT AVENUE GLENROY VIC 3046	\$742,500	21-Nov-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: 13 December 2023



**1/21 MORELL STREET GLENROY
VIC 3046**

 3  2  2

Sold Price

\$660,000

Sold Date

13-Aug-23

Distance

1.71km



**1/90 DALEY STREET GLENROY VIC
3046**

 3  2  2

Sold Price

\$680,000

Sold Date

30-Jul-23

Distance

0.95km



**1/85 HUBERT AVENUE GLENROY
VIC 3046**

 3  2  2

Sold Price

^{RS} **\$742,500**

Sold Date

21-Nov-23

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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