

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

2/64 LEONARD 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Apr 2022

to

31 Mar 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

3/42 BELAIR AVENUE GLENROY VIC 3046	\$550,000	14-Feb-23
3/25 PROSPECT STREET GLENROY VIC 3046	\$580,000	29-Mar-23
3/121 WEST STREET HADFIELD VIC 3046	\$535,000	11-Apr-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: 17 April 2023



**3/42 BELAIR AVENUE GLENROY
VIC 3046**

Sold Price

^{RS}

\$550,000

Sold Date

14-Feb-23

2

2

2

Distance

1.64km



**3/25 PROSPECT STREET GLENROY
VIC 3046**

Sold Price

^{RS}

\$580,000

Sold Date

29-Mar-23

2

2

1

Distance

1.95km



**3/121 WEST STREET HADFIELD VIC
3046**

Sold Price

^{RS}

\$535,000

Sold Date

11-Apr-23

2

1

1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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