

## 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

1/115 BINDI STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$497,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Glenroy

Period-from

01 May 2022

to

30 Apr 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

1/39 BEATTY AVENUE GLENROY VIC 3046	\$537,500	29-Apr-23
1/16 OGDEN STREET GLENROY VIC 3046	\$560,000	21-Mar-23
2/101 PLUMPTON AVENUE GLENROY VIC 3046	\$615,000	16-Feb-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: 11 May 2023



**1/39 BEATTY AVENUE GLENROY  
VIC 3046**

 2  1  1

Sold Price

<sup>RS</sup> **\$537,500** Sold Date **29-Apr-23**

Distance **0.84km**



**1/16 OGDEN STREET GLENROY VIC  
3046**

 2  1  1

Sold Price

**\$560,000** Sold Date **21-Mar-23**

Distance **2.17km**



**2/101 PLUMPTON AVENUE  
GLENROY VIC 3046**

 2  1  1

Sold Price

**\$615,000** Sold Date **16-Feb-23**

Distance **1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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