

## 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

76A MELBOURNE AVENUE GLENROY VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$565,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$872,000

Property type

House

Suburb

Glenroy

Period-from

01 Jan 2022

to

31 Dec 2022

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

3/44 GLADSTONE PARADE GLENROY VIC 3046	\$585,000	09-Jan-23
1/21 GLENROY ROAD GLENROY VIC 3046	\$645,000	31-Oct-22
12 RIDGEWAY AVENUE GLENROY VIC 3046	\$670,000	14-Nov-22

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: 31 January 2023



**3/44 GLADSTONE PARADE  
GLENROY VIC 3046**

 2  2  1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **09-Jan-23**

Distance **1.91km**



**1/21 GLENROY ROAD GLENROY  
VIC 3046**

 3  1  2

Sold Price **\$645,000** Sold Date **31-Oct-22**

Distance **0.62km**



**12 RIDGEWAY AVENUE GLENROY  
VIC 3046**

 3  1  1

Sold Price <sup>RS</sup> **\$670,000** Sold Date **14-Nov-22**

Distance **2.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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