

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

1/59 Plumpton 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Jul 2020

to

30 Jun 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

1/9 Electric Avenue Glenroy VIC 3046	\$665,000	06-May-21
10A Melbourne Avenue Glenroy VIC 3046	\$588,000	11-Jun-21
1/74 Daley Street Glenroy VIC 3046	\$570,000	17-Apr-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.~~

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1/9 Electric Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$665,000

Sold Date

06-May-21

 2

 1

 1

Distance

0.14km



10A Melbourne Avenue Glenroy VIC 3046

Sold Price

^{RS}

\$588,000

Sold Date

11-Jun-21

 2

 1

 3

Distance

1.52km



1/74 Daley Street Glenroy VIC 3046

Sold Price

\$570,000

Sold Date

17-Apr-21

 2

 1

 2

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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