

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

7/96 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,125

Property type

Unit

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

10/7 CLOVELLY AVENUE GLENROY VIC 3046	\$519,000	20-Sep-22
1/14 MURRELL STREET GLENROY VIC 3046	\$525,000	01-Oct-22
2/96 PLUMPTON AVENUE GLENROY VIC 3046	\$520,000	01-Aug-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: 09 January 2023



10/7 CLOVELLY AVENUE GLENROY VIC 3046

 2
  1
  1

Sold Price **\$519,000** Sold Date **20-Sep-22**

Distance **0.78km**



1/14 MURRELL STREET GLENROY VIC 3046

 2
  2
  1

Sold Price **\$525,000** Sold Date **01-Oct-22**

Distance **0.4km**



2/96 PLUMPTON AVENUE GLENROY VIC 3046

 3
  2
  1

Sold Price **\$520,000** Sold Date **01-Aug-22**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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