

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

6/61 Isla 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

\$600,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Glenroy

Period-from

01 Nov 2020

to

31 Oct 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

2/1 Danae Street Glenroy VIC 3046	\$590,000	25-Mar-21
2/21 Maude Avenue Glenroy VIC 3046	\$645,000	08-Jul-21
54 Cromwell Street Glenroy VIC 3046	\$635,000	19-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.~~

This Statement of Information was prepared on: 18 November 2021



2/1 Danae Street Glenroy VIC 3046 Sold Price **\$590,000** Sold Date **25-Mar-21**

 2  2  2

Distance **0.23km**



2/21 Maude Avenue Glenroy VIC 3046 Sold Price **\$645,000** Sold Date **08-Jul-21**

 2  2  2

Distance **0.55km**



54 Cromwell Street Glenroy VIC 3046 Sold Price **\$635,000** Sold Date **19-Apr-21**

 2  2  2

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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