

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

1/116 BINDI STREET 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

\$495,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

Property type

Other

Suburb

Glenroy

Period-from

01 Feb 2022

to

31 Jan 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

7/96 PLUMPTON AVENUE GLENROY VIC 3046	\$500,000	28-Jan-23
4/1 MEADOWBANK STREET GLENROY VIC 3046	\$530,000	25-Nov-22
1/4 GLENROY ROAD GLENROY VIC 3046	\$570,000	27-Oct-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: 03 February 2023



**7/96 PLUMPTON AVENUE
GLENROY VIC 3046**

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **28-Jan-23**

Distance **1.42km**



**4/1 MEADOWBANK STREET
GLENROY VIC 3046**

 2  2  1

Sold Price **\$530,000** Sold Date **25-Nov-22**

Distance **2.46km**



1/4 GLENROY ROAD GLENROY VIC 3046

 2  2  1

Sold Price **\$570,000** Sold Date **27-Oct-22**

Distance **1.65km**

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

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